Karkel Contracting Pty Ltd ABN 42 270 658 306

24B Boscawan Cres
Bellbird Park Qld 4300
0437 362 417
karkelcontracting@gmail.com

Job No:25007
Letter No:25007/01

29 September 2026

Douglas Shire Council
Attention: Neil Beck
Email: Neil.Beck@douglas.qld.gov.au

Re: MCUC 2023_5532/1 (DOC ID 12240905) 47 JOHNSTON ROAD MOSSMAN

Neil

Find attached what we have included for a modified DA following numerous changes to the layout.

3)

a) Minor changes to layout with location of the Community Centre and pool and car parking moved closer to Community Centre.

   After the SWD Report was concluded, the bio basin had to be added and entry/exit to Jack Street.

b) We have attached vehicle turn paths for the end of road plan.

c) We have spaced out carparks and driveways to units. Now 5.5m with a minimum .. one for each units, 4 carparks at end of road stub for end units then extra 22 spaces including 2 disabled bays.

d) We have provided the Landscaping Planting Plans.

e) We have a 1.2m footpath through the development from Johnston to Jack Street.

f) Refuse has been reconfigured and bins and structure detailed.

g) Refuse has been reconfigured and bins and structure detailed.

h) The OPW submission will address water and sewer connections as required. We have attached a screen shot. We added disability carparks 1 at community centre and 1 at pool and we have services layout plans included as well.

6) The Geotech Report will be provided prior to any works commencing.

9) Sewer and Water network analysis are yet to be undertaken and will be provided prior to Operational Works Final Approval.

12) These items refer to attached SWD Report.

13) These items refer to attached SWD Report.

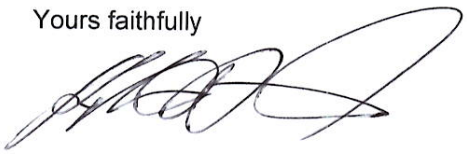
14) New Landscaping Plans are attached.

21) Attached electrical and communication drawings from PE Consulting Engineers are supplied.

26) We are waiting on Ergon response letter.

We will in a separate link provide drawings and reports for Operational Works Approval.

Yours faithfully



Kelvin J Howard
RPEQ 07619
0437 362 417

03/07/2026

Chief Executive Officer
Mossman Shire Council
PO Box 723
Mossman QLD 4873

Development Application for Material Change of Use for a Retirement Facility
At 47 Johnston Road Mossman Gorge
On Land Described as Lot 2 on SP295098
CONDITION 12 & 13 RESPONSE

To whom it may concern,

We are writing in response to Council's Development Approval Conditions dated 30 April 2024. The following information has been provided to satisfy Conditions 12 and 13 of the Assessment Manager Conditions and Advice:

Updated Drainage Study

12. As part of the supporting information for the application for Operational Works, provide updated drainage calculations confirming the capacity and operation of the existing drainage adjacent to the site. In particular, the updated calculations must provide further information to address the following:
    a. Provide calculations of the existing open drain south-east of the property boundary to demonstrate that sufficient capacity and freeboard are provided to accommodate the modified flow produced as a result of the development, in accordance with the Queensland Urban Drainage Manual;
    b. Provide calculations of the existing open drain north of the property boundary to address the following:
        i. Provide the pre- and post-development peak flows downstream from the existing open drain outlet to Marrs Creek, demonstrating no worsening effect on upstream and downstream drainage features, properties and infrastructure; and
        ii. Provide drain hydraulic calculations to demonstrate that sufficient capacity and freeboard are provided to accommodate the modified flow produced as a result of the development, in accordance with the Queensland Urban Drainage Manual.
    c. Amend the engineering plan(s) to indicate potential drainage easement locations.

RESPONSE 12a:

As per Neon Consulting Plan 021-2302-BE-9001 Revision A, the existing contributing catchment to the existing open southern drain was calculated as 0.48m³/s under a 1% AEP event and 0.3m³/s under a 10% AEP event, as shown in Figure 1.

Open Channel Full Depth Calculations (Figure 2) show that the existing open channel did not have sufficient capacity to convey the catchment flow within the open drain to the invert of the existing 2/600 culverts. As the total existing pre-development catchment flow of 1.04 ha is not contributed at the upstream point of the open drain reach, the failure in open drain capacity would have been displayed in the lower quarter only. The first half of the open drain length would have sufficient capacity to mitigate the distributed catchment flows, as the contributing sub-catchments are smaller and generate smaller sub-catchment flows.

The proposed retirement village redesign has reduced the contributing South-Eastern open drain catchment to 0.353 ha, as shown in Figure 3 – Blue Catchment below. This reduced catchment area equates to 0.1643m³/s for the 1% AEP event, ensuring the existing South-Eastern open drain now has sufficient capacity and freeboard under all events, including the 1% AEP. For details, see Figure 4.

RESPONSE 12b (i):

As shown in Figure 1 below, the calculated pre-development peak flow at the North-Western outlet of the open drain to Marrs Creek was calculated at 1.43m³/s for the 1% AEP event and 0.88m³/s for the 10% AEP event, as noted on Neon Consulting engineering plan 021-2302-BE-9001 Revision A, submitted as part of the Information Request response by RPS dated 8 February 2024.

As per Figure 5, the post-development peak flow for the 1% AEP has been calculated at 0.703m³/s and 0.416m³/s for the 10% AEP event. The 0.727m³/s reduction in the 1% AEP event flow at the North-Western downstream end of the existing open drain is due to the reduction in post-development catchment area compared to the pre-development catchment area. The difference in catchment area has been redirected to a proposed detention basin located in the north-western corner of the site, proposed as part of the retirement village development.

The considerable change to post-development catchment flows within the existing north-western open channel, as shown in Figure 6, confirms there are no worsening effects on upstream or downstream drainage features, properties or infrastructure.

RESPONSE 12b (ii):

The existing north-western open drain post-development catchment flows, as noted in Response 12b(i) above, have sufficient capacity to convey the flow and indicate a depth of flow under a 1% AEP event of 0.426m. This equates to a freeboard of 0.574m, as shown in Figure 7, demonstrating that the amendments satisfy the condition.

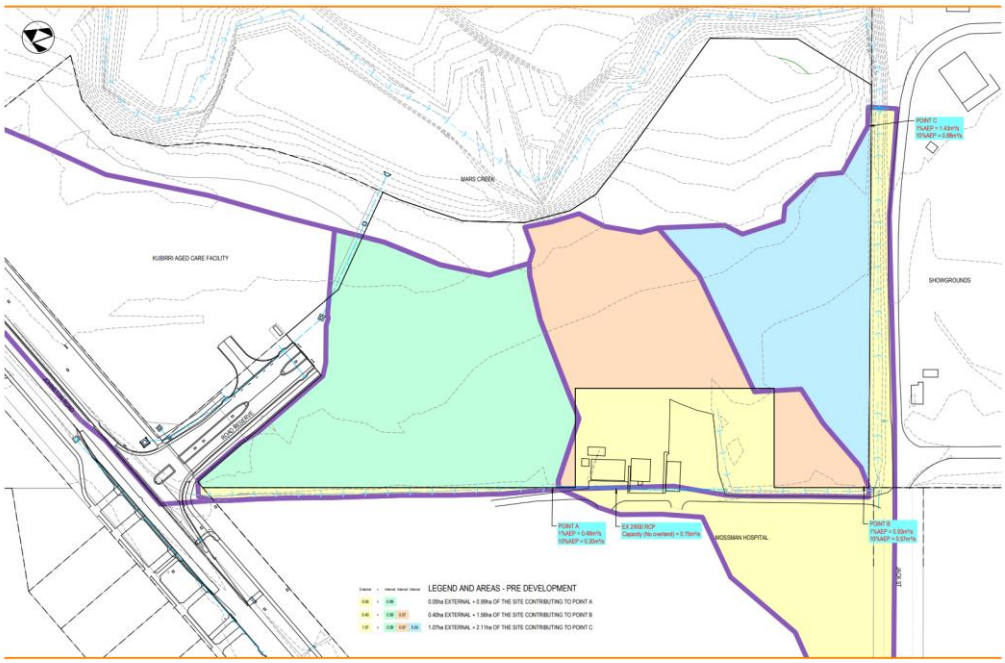
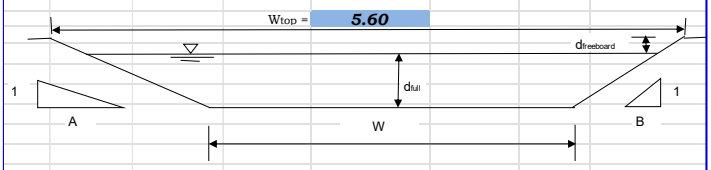


Figure 1 Existing open drain catchment information

	Project	Job #	Rev
	47 Johnston Road, Mossman Gorge		01
			Made by / date
			EM / 29.06.26
	Subject		Checked / date
	Existing South-East Open Drain		KH / 29.06.26



PARAMETERS TABLE

W	0.00	Channel width in metres
A	8.4	Grade of left hand channel bank. (1 in ___)
B	3.81	Grade of right hand channel bank. (1 in ___)
S	0.79	Slope of channel bed in percent.
n	0.035	Manning's "n" which is the channel roughness.
dfull	0.32	Full Flow Depth in metres
dfreeboard	0.15	Desired Freeboard Depth in metres
Qdesign	0.48	Calculated Runoff to be conveyed in Channel (m3/s)

OPEN CHANNEL FULL DEPTH FLOW CALCULATIONS

FLOW AREA (m2)	WETTED PERIM. (m)	HYDRAULIC RADIUS (m)	FLOW CAPACITY (m3/s)	VELOCITY (m/s)	D-V PRODUCT	FACTOR OF SAFETY
0.63	3.97	0.16	0.463	0.74	0.24	0.96
			FAILS!!			

Notes

1 This spreadsheet calculates flow in an open channel using Manning's equation from QUDM 9.03.5.

Figure 2 Existing South-Eastern Open Drain Calculations – Pre-Development Catchment

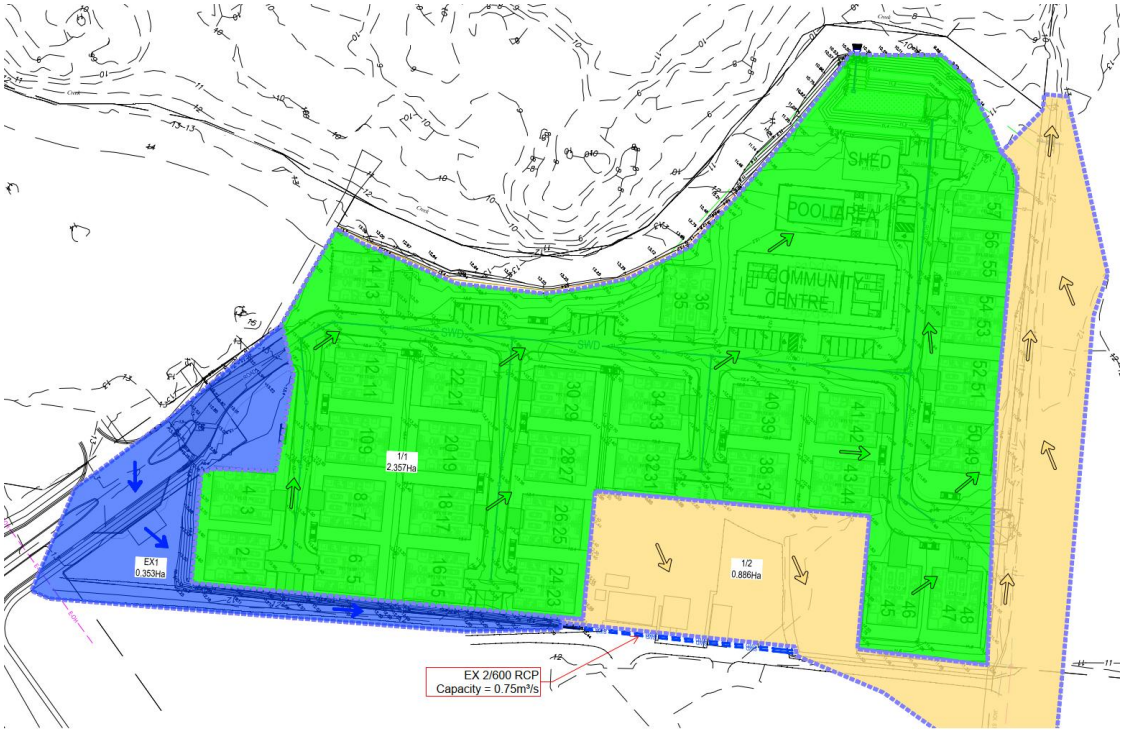
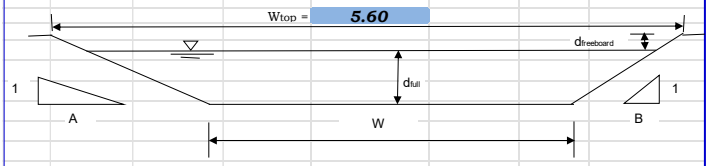


Figure 3 Revised Retirement Village - Post-Development Catchment

	Project	Job #	Rev
	47 Johnston Road, Mossman Gorge		01
			Made by / date
			EM / 29.06.26
	Subject		Checked / date
	Existing South-East Open Drain - Developed Catchment		KH / 29.06.26



PARAMETERS TABLE

W	0.00	Channel width in metres
A	8.4	Grade of left hand channel bank. (1 in ___)
B	3.81	Grade of right hand channel bank. (1 in ___)
S	0.79	Slope of channel bed in percent.
n	0.035	Manning's "n" which is the channel roughness.
d_{full}	0.32	Full Flow Depth in metres
$d_{freeboard}$	0.15	Desired Freeboard Depth in metres
Q_{design}	0.16	Calculated Runoff to be conveyed in Channel (m3/s)

OPEN CHANNEL FULL DEPTH FLOW CALCULATIONS

FLOW AREA (m2)	WETTED PERIM. (m)	HYDRAULIC RADIUS (m)	FLOW CAPACITY (m3/s)	VELOCITY (m/s)	D-V PRODUCT	FACTOR OF SAFETY
0.63	3.97	0.16	0.463	0.74	0.24	2.82

OKAY

Notes

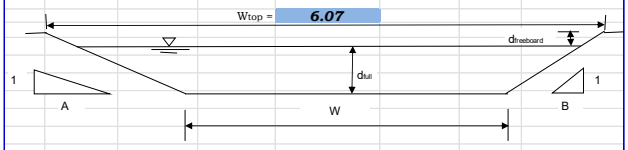
1 This spreadsheet calculates flow in an open channel using Manning's equation from QUDM 9.03.5.

Figure 4 Existing South-Eastern Open Drain Calculations – Post-Development Catchment

CATCHMENT LABEL	AREA (m²)	AREA (ha)	Fraction Imp. (Fi)	1.00 C10	1.000 C10	1.200 C100	CA10	CA100	TOC (min)	I10	I100	DISCHARGE (CUMECS) ARI10	DISCHARGE (CUMECS) ARI1	DISCHARGE (LITRES/S) ARI10	DISCHARGE (LITRES/S) ARI1
EX1, 1/2	1.239	1.2390	0.20	0.74	0.740	0.888	0.917	1.100	20.0	163.396	230.055	0.416	0.703	416.141	703.093

Figure 5 Rational Method Calculations – Post-Development

Project	Job #	Rev
47 Johnston Road, Mossman Gorge		01
		Made by / date: EM / 29.06.26
Subject: Existing North-Western Open Drain - Developed Catchment		Checked / date: KH / 29.06.26



PARAMETERS TABLE

W	1.85	Channel width in metres
A	2.17	Grade of left hand channel bank. (1 in ___)
B	2.7	Grade of right hand channel bank. (1 in ___)
S	0.2	Slope of channel bed in percent.
n	0.035	Manning's "n" which is the channel roughness.
dfull	0.85	Full Flow Depth in metres
dfreeboard	0.15	Desired Freeboard Depth in metres
Qdesign	0.70	Calculated Runoff to be conveyed in Channel (m3/s)

OPEN CHANNEL FULL DEPTH FLOW CALCULATIONS

FLOW AREA (m2)	WETTED PERIM. (m)	HYDRAULIC RADIUS (m)	FLOW CAPACITY (m3/s)	VELOCITY (m/s)	D-V PRODUCT	FACTOR OF SAFETY
3.33	6.33	0.53	2.775	0.83	0.71	3.95

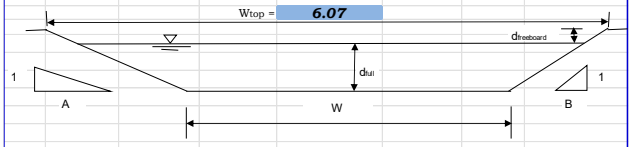
OKAY

Notes

1 This spreadsheet calculates flow in an open channel using Manning's equation from QUDM 9.03.5.

Figure 6 Existing North-Western Open Drain Capacity Calculations – Post-Development

Project	Job #	Rev
47 Johnston Road, Mossman Gorge		01
		Made by / date: EM / 29.06.26
Subject: Existing North-Western Open Drain - Developed Catchment		Checked / date: KH / 29.06.26



PARAMETERS TABLE

W	1.85	Channel width in metres
A	2.17	Grade of left hand channel bank. (1 in ___)
B	2.7	Grade of right hand channel bank. (1 in ___)
S	0.2	Slope of channel bed in percent.
n	0.035	Manning's "n" which is the channel roughness.
dfull	0.426	Full Flow Depth in metres
dfreeboard	0.57	Desired Freeboard Depth in metres
Qdesign	0.70	Calculated Runoff to be conveyed in Channel (m3/s)

OPEN CHANNEL FULL DEPTH FLOW CALCULATIONS

FLOW AREA (m2)	WETTED PERIM. (m)	HYDRAULIC RADIUS (m)	FLOW CAPACITY (m3/s)	VELOCITY (m/s)	D-V PRODUCT	FACTOR OF SAFETY
1.23	4.09	0.30	0.705	0.57	0.24	1.00

OKAY

Notes

1 This spreadsheet calculates flow in an open channel using Manning's equation from QUDM 9.03.5.

Figure 7 Existing North-Western Open Drain Freeboard Depth – Post-Development

RESPONSE 12c:

As per the Information Request Response - 47 Johnston Road, dated 15 March 2024 by Neon Consulting, the same request was identified for response, as shown below. Neon Consulting recommended that easements be created over the existing stormwater paths. However, as clearly shown in Condition Responses 12a and 12b above, the contributing flows within both the South-Eastern and North-Western open drains have been extensively reduced, ensuring sufficient capacity in the drains and confirming no worsening due to the proposed development. This satisfies the condition.

d. Identify any requirement for potential drainage easements, including the open drain along the northern boundary of the site, and open drain along the eastern boundary of the site;

It is recommended that easements are created for the existing stormwater paths identified to provide Council authority for maintenance and access. Exacting easement requirements will be shown as part of the operational works phase.

Drainage Design

13. Design a stormwater drainage system, internal and external to the land, in accordance with section D4 of the FNQROC Development Manual, to satisfactorily drain the subject land such that upstream drainage is not adversely affected and the downstream drainage system is capable of adequately catering for the discharge of the modified flow produced as a result of the development. Detailed design drawings of all stormwater infrastructure required as a result of the development are to be provided to Council for endorsement. The drainage design must include, but is not limited to, the following:
    a. Stormwater Masterplan of the drainage system including pipe, pit, kerb and channel and defined overland flow paths;
    b. Hydraulic modelling of the existing 2/600 diameter RCP (east of the property boundary) including pipe grade levels, water depth, freeboard, velocity and actual tailwater conditions;
    c. Information on any proposed works and mitigation measures to the open drain north of the site to accommodate the proposed development.

RESPONSE 13a: ***A revised detailed design of the retirement village has been provided as part of this response. Details of the stormwater network and catchment plan have been provided on engineering plan 260401-OPW-400 – Revision A.***

RESPONSE 13b: ***As noted in Response 12 above, the post-development catchment area has been substantially reduced compared to the pre-development condition. The considerable reduction in flows indicates the existing 2/600 RCP will be at 64% capacity. The pre-development condition showed the 2/600 RCP were at or above 100% capacity. Council's concerns with the previous engineering design provided by Neon Consulting were understood to relate to the increased fraction impervious percentage, which could create actionable nuisance impacts on surrounding properties and would not comply with QUDM.***

RESPONSE 13c: ***As demonstrated in Responses 12b(i) and 12b(ii), the proposed development significantly reduces the catchment area and associated flows discharging to the existing open drain north of the site. Post-development peak flows have reduced from 1.43m³/s to 0.703m³/s for the 1% AEP event. Hydraulic calculations confirm the existing drain has sufficient capacity and freeboard to accommodate the reduced post-development flows. Accordingly, no upgrade works or additional mitigation measures are required within the existing open drain. The proposed detention basin and revised catchment layout provide the required mitigation by reducing runoff and improving the performance of the existing drainage system compared to the pre-development condition.***

We consider the above responses, satisfy Condition 12 and 13 of the Decision Notice MCUC 2023_5532/1.

Kind Regards,



Kel Howard
RPEQ 07619

Change application form

Planning Act Form 5 (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form is to be used for a change application made under section 78 of the *Planning Act 2016*. It is important when making a change application to be aware of whether the application is for a minor change that will be assessed under section 81 of the *Planning Act 2016* or for an other change that will be assessed under section 82 of the *Planning Act 2016*.

An applicant must complete all parts of this form, and provide any supporting information that the form identifies as being required to accompany the change application, unless stated otherwise. Additional pages may be attached if there is insufficient space on the form to complete any part.

***Note**: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).*

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (*individual or company full name*)	Karkel Contracting Pty Ltd
Contact name *(only applicable for companies)*	Kel Howard
Postal address *(P.O. Box or street address)*	24b Boscanwan Crescent
Suburb	Bellbird park
State	Qld
Postcode	4300
Country	Australia
Email address *(non-mandatory)*	karkelcontracting@gmail.com
Mobile number *(non-mandatory)*	0437362417
Applicant's reference number(s) *(if applicable)*	AU010594

2) Owner's consent - Is written consent of the owner required for this change application?

***Note**: Section 79(1A) of the Planning Act 2016 states the requirements in relation to owner's consent.*

☒ Yes – the written consent of the owner(s) is attached to this change application
☐ No

PART 2 – LOCATION DETAILS

3) Location of the premises *(complete 3.1) or 3.2), and 3.3) as applicable)*

3.1) Street address and lot on plan

☐ Street address **AND** lot on plan (*all lots must be listed*), ***or***
☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises *(appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).*

a)	Unit No.	Street No.	Street Name and Type	Suburb
		47	Johnston road	Mossman Gorge
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
		2	SP295098	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)

3.2) Coordinates of premises *(appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)*

***Note**: Place each set of coordinates in a separate row.*

☒ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) *(if applicable)*
16°27'48.2"S	145°22'01.4"E	☒ WGS84 ☐ GDA94 ☐ Other:	Douglas Shire Couoncil

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) *(if applicable)*
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

☐ Additional premises are relevant to the original development approval and the details of these premises have been attached in a schedule to this application

☒ Not required

PART 3 – RESPONSIBLE ENTITY DETAILS

4) Identify the responsible entity that will be assessing this change application

***Note**: see section 78(3) of the Planning Act 2016*

PART 4 – CHANGE DETAILS

5) Provide details of the existing development approval subject to this change application

Approval type	Reference number	Date issued	Assessment manager/approval entity
☒ Development permit ☐ Preliminary approval	AU10594 MCUC 2023_5532/1 (Doc ID 1224905)	2 may 2024	Neil beck
☐ Development permit ☐ Preliminary approval			

6) Type of change proposed

6.1) Provide a brief description of the changes proposed to the development approval *(e.g. changing a development approval for a five unit apartment building to provide for a six unit apartment building)*:

Decision notice
item 3
a). provide car parking in close proximity to the central facilities
b). turn paths provided
c). split on street spaces
d). refer to landscaper plans
e). amended plan shows 2m footpath thru site
f). refuse centre amended
g & h). refuse centre details refer to dwg 015-26040100-ba

items 12 & 13 refer to swd condition response mcuc 2023_5532 see attached all music modelling files

item 14 refer to amended landscape plans

item 20 tree survey added no trees to be removed other then the ones approved

item 21& 26-27 elect & telecom certificate of elect acceptance provided and ergon electrical and tele service will be provided

and minor layout changes to include room for the new bio basin, meaning the hobbie shed moved, units 45-57 moved towards jack st new entry

6.2) What type of change does this application propose?

☒ Minor change application – proceed to Part 5

☐ Other change application – proceed to Part 6

PART 5 – MINOR CHANGE APPLICATION REQUIREMENTS

7) Are there any affected entities for this change application

☒ No – proceed to Part 7
☐ Yes – list all affected entities below and proceed to Part 7

***Note**: section 80(1) of the Planning Act 2016 states that the person making the change application must give notice of the proposal and the details of the change to each affected entity as identified in section 80(2) of the Planning Act 2016.*

Affected entity	Pre-request response provided? (*where a pre-request response notice for the application has been given, a copy of the notice must accompany this change application)*	Date notice given *(where no pre-request response provided)*
	☐ No ☐ Yes – pre-request response is attached to this change application	
	☐ No ☐ Yes – pre-request response is attached to this change application	
	☐ No ☐ Yes – pre-request response is attached to this change application	

PART 6 – OTHER CHANGE APPLICATION REQUIREMENTS

***Note**: To complete this part it will be necessary for you to complete parts of DA Form 1 – Development application details and in some instances parts of DA Form 2 – Building work details, as mentioned below. These forms are available at https://planning.dsdmip.qld.gov.au.*

8) Location details - Are there any additional premises included in this change application that were not part of the original development approval?

☒ No
☐ Yes

9) Development details

9.1) Is there any change to the type of development, approval type, or level of assessment in this change application?

☒ No
☐ Yes – the completed Sections 1 and 2 of Part 3 (Development details) of *DA Form 1 – Development application details* as these sections relate to the new or changed aspects of development are provided with this application.

9.2) Does the change application involve building work?

☐ No
☒ Yes – the completed Part 5 (Building work details) of *DA Form 2 – Building work details* as it relates to the change application is provided with this application.

10) Referral details – Does the change application require referral for any referral requirements?

***Note**: The application must be referred to each referral agency triggered by the change application as if the change application was the original development application including the proposed change.*

☒ No
☐ Yes – the completed Part 5 (Referral details) of *DA Form 1 – Development application details* as it relates to the change application is provided with this application. Where referral is required for matters relating to building work the Referral checklist for building work is also completed.

11) Information request under Part 3 of the DA Rules

☒ I agree to receive an information request if determined necessary for this change application
☐ I do not agree to accept an information request for this change application

***Note**: By not agreeing to accept an information request I, the applicant, acknowledge:*

- *that this change application will be assessed and decided based on the information provided when making this change application and the assessment manager and any referral agencies relevant to the change application are not obligated under the DA Rules to accept any additional information provided by the applicant for the change application unless agreed to by the relevant parties*
- *Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.*

Further advice about information requests is contained in the DA Forms Guide: Forms 1 and 2.

12) Further details

☐ Part 7 of *DA Form 1 – Development application details* is completed as if the change application was a development application and is provided with this application.

PART 7 – CHECKLIST AND APPLICANT DECLARATION

13) Change application checklist

I have identified the: • responsible entity in 4); and • for a minor change, any affected entities; and • for an other change all relevant referral requirement(s) in 10) ***Note**: See the Planning Regulation 2017 for referral requirements*	☒ Yes
For an other change application, the relevant sections of *DA Form 1 – Development application details* have been completed and is attached to this application	☒ Yes ☐ Not applicable
For an other change application, where building work is associated with the change application, the relevant sections of *DA Form 2 – Building work details* have been completed and is attached to this application	☒ Yes ☐ Not applicable
Supporting information addressing any applicable assessment benchmarks is attached to this application ***Note**: This includes any templates provided under 23.6 and 23.7 of DA Form 1 – Development application details that are relevant as a result of the change application, a planning report and any technical reports required by the relevant categorising instrument(s) (e.g. the local government planning scheme, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning report template.*	☒ Yes
Relevant plans of the development are attached to this development application ***Note**: Relevant plans are required to be submitted for all relevant aspects of this change application. For further information, see DA Forms Guide: Relevant plans.*	☒ Yes

14) Applicant declaration

☒ By making this change application, I declare that all information in this change application is true and correct.

☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the responsible entity and any relevant affected entity or referral agency for the change application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*.

***Note**: It is unlawful to intentionally provide false or misleading information.*

Privacy – Personal information collected in this form will be used by the responsible entity and/or chosen assessment manager, any relevant affected entity or referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the change application.

All information relating to this change application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 8 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: | Reference number(s):

QLeave notification and payment *Note: For completion by assessment manager if applicable*			
Description of the work			
QLeave project number			
Amount paid ($)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

Notice about change to development application

Section 52(1) of the Planning Act 2016

AU010594	[*application reference number*]
Karkel Contracting Pty Ltd Kel Howard	[*applicant's name*]
24b Boscanwan Crescent bellbird park qld 4300	[*contact address/email address*]
0437362417	[*contact number*]
2 may 2024	[*notice date*]
Neil Beck	[*assessment manager's name*]
	[*assessment manager's address*]

RE: Development application for: **Retirement village**

47 johnston road, Mossman Gorge

Lot 2 on SP295098

Dear Neil Beck

We are requiring a da approval for revised layout and amended items from decision notice

In accordance with section 52(1) of the *Planning Act 2016*, I would like to advise that I am changing the development application identified above. The change is:

Decision notice;
item 3
a). provide car parking in close proximity to the central facilities
b). turn paths provided
c). split on street spaces
d). refer to landscaper plans
e). amended plan shows 2m footpath thru site
f). refuse centre amended
g & h). refuse centre details refer to dwg 015-26040100-ba

items 12 & 13 refer to swd condition response mcuc 2023_5532 see attached all music modelling files
item 14 refer to amended landscape plans
item 20 tree survey added no trees to be removed other then the ones approved
item 21& 26-27 elect & telecom certificate of elect acceptance provided and ergon electrical and tele service will be provided
and minor layout changes to include room for the new bio basin, meaning the hobbie shed moved, units 45-57 moved towards jack st new entry

I believe this change should be considered as: [*tick applicable box*]

- ☒ a minor change in accordance with the Planning Act
- ☒ a change in response to an information request
- ☐ a change in response to a further advice notice
- ☐ a change in response to a properly made submission
- ☐ another change as described below

For the following reasons:

Minor reconfiguration of same number of units & facilities to accommodate new bio basin

Please find attached to this notice further information and documentation about the change, including:

Da drawing set

26040100-DA00 DRAWING INDEX AND LOCALITY PLAN

26040100-DA01 EXISTING SURVEY LAYOUT PLAN

26040100-DA02 OVERALL LAYOUT PLAN

26040100-DA03 EARTHWORKS CUT-FILL LAYOUT PLAN

26040100-DA04 ROADWORKS AND DRAINAGE LAYOUT PLAN

26040100-DA05 VEHICLE TURN PATH PLAN

26040100-DA06 STORMWATER CATCHMENT PLAN

26040100-DA07 STORMWATER BASIN DETAILS AND PLAN

26040100-DA08 WATER LAYOUT PLAN

26040100-DA09 SEWER LAYOUT PLAN

PDF FILE 26-0273-E003 ELECTRICAL & TELECOM DESIGN PLANS

PDF FILE SWD CONDITION RESPONSE

SWD MUSIC MODELS AND FILES

If you wish to discuss this matter further, please contact me on the above telephone number.

Yours sincerely

Kel howard 28/09/2026

DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) **and** parts 4 to 6 of *DA Form 2 – Building work details.*

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008.* For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: *All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).*

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (*individual or company full name*)	Karkel Contracting Pty Ltd
Contact name *(only applicable for companies)*	Kel Howard
Postal address *(P.O. Box or street address)*	24b Boscanwan Crescent
Suburb	Bellbird park
State	Qld
Postcode	4300
Country	Aust.
Contact number	0437362417
Email address *(non-mandatory)*	karkelcontracting@gmail.com
Mobile number *(non-mandatory)*	
Fax number *(non-mandatory)*	
Applicant's reference number(s) *(if applicable)*	25007
1.1) Home-based business	
☒ Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*	

2) Owner's consent
2.1) Is written consent of the owner required for this development application?
☐ Yes – the written consent of the owner(s) is attached to this development application ☒ No – proceed to 3)

PART 2 – LOCATION DETAILS

3) Location of the premises *(complete 3.1) or 3.2), and 3.3) as applicable)*

***Note**: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans.*

3.1) Street address and lot on plan

☐ Street address **AND** lot on plan (*all lots must be listed*), ***or***

☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises *(appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).*

a)	Unit No.	Street No.	Street Name and Type	Suburb
		47	Johnston Road	Mossman Gorge
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
		2	Sp295098	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)

3.2) Coordinates of premises *(appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)*

***Note**: Place each set of coordinates in a separate row.*

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) *(if applicable)*
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) *(if applicable)*
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application

☒ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

☒ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:	Marrs Creek

☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:	
Name of port authority for the lot:	

☐ In a tidal area

Name of local government for the tidal area *(if applicable)*:	
Name of port authority for tidal area *(if applicable)*	

☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*	
Name of airport:	
☐ Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*	
EMR site identification:	
☐ Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*	
CLR site identification:	

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see DA Forms Guide.

☒ Yes – All easement locations, types and dimensions are included in plans submitted with this development application

☐ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

☐ Material change of use ☐ Reconfiguring a lot ☒ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

☐ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)*:

Operartional works for Mossman Retirement Village

e) Relevant plans

***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.*

☒ Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

☐ Material change of use ☐ Reconfiguring a lot ☒ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

☐ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)*:

57 unit blocks + community centre + pool + work shed

e) Relevant plans

***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.*

☒ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development
☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
☒ Not required
6.4) Is the application for State facilitated development?
☐ Yes - Has a notice of declaration been given by the Minister?
☒ No

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	☐ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☒ Yes – complete division 3
Building work	☐ Yes – complete *DA Form 2 – Building work details*

Division 1 – Material change of use

***Note**: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.*

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition *(include each definition in a new row)*	Number of dwelling units *(if applicable)*	Gross floor area (m^2) *(if applicable)*

8.2) Does the proposed use involve the use of existing buildings on the premises?
☐ Yes
☐ No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?	
☐ Yes – provide details below or include details in a schedule to this development application	
☐ No	
Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

Division 2 – Reconfiguring a lot

***Note**: This division is only required to be completed if any part of the development application involves reconfiguring a lot.*

9.1) What is the total number of existing lots making up the premises?

9.2) What is the nature of the lot reconfiguration? *(tick all applicable boxes)*	
☐ Subdivision *(complete 10)*	☐ Dividing land into parts by agreement *(complete 11)*
☐ Boundary realignment *(complete 12)*	☐ Creating or changing an easement giving access to a lot from a constructed road *(complete 13)*

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?	
☐ Yes – provide additional details below ☐ No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m^2)	Lot on plan description	Area (m^2)
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? *(attach schedule if there are more than two easements)*				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? *(e.g. pedestrian access)*	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

***Note**: This division is only required to be completed if any part of the development application involves operational work.*

14.1) What is the nature of the operational work?		
☒ Road work	☒ Stormwater	☒ Water infrastructure
☒ Drainage work	☒ Earthworks	☒ Sewage infrastructure
☒ Landscaping	☒ Signage	☒ Clearing vegetation
☐ Other – please specify:		

14.2) Is the operational work necessary to facilitate the creation of new lots? *(e.g. subdivision)*	
☐ Yes – specify number of new lots:	Relevant building applications in future
☒ No	

14.3) What is the monetary value of the proposed operational work? *(include GST, materials and labour)*

$2,630,000

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

16) Has the local government agreed to apply a superseded planning scheme for this development application?

☒ Yes – a copy of the decision notice is attached to this development application
☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
☐ No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?
***Note**: A development application will require referral if prescribed by the* Planning Regulation 2017.

☒ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the *Planning Act 2016***:

☐ Clearing native vegetation
☐ Contaminated land *(unexploded ordnance)*
☐ Environmentally relevant activities (ERA) *(only if the ERA has not been devolved to a local government)*
☐ Fisheries – aquaculture
☐ Fisheries – declared fish habitat area
☐ Fisheries – marine plants
☐ Fisheries – waterway barrier works
☐ Hazardous chemical facilities
☐ Heritage places – Queensland heritage place *(on or near a Queensland heritage place)*
☐ Infrastructure-related referrals – designated premises
☐ Infrastructure-related referrals – state transport infrastructure
☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
☐ Infrastructure-related referrals – near a state-controlled road intersection
☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
☐ Koala habitat in SEQ region – key resource areas
☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
☐ Ports – Brisbane core port land – hazardous chemical facility
☐ Ports – Brisbane core port land – taking or interfering with water
☐ Ports – Brisbane core port land – referable dams
☐ Ports – Brisbane core port land – fisheries
☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*
☐ SEQ development area
☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
☐ SEQ northern inter-urban break – tourist activity or sport and recreation activity

☐ SEQ northern inter-urban break – community activity
☐ SEQ northern inter-urban break – indoor recreation
☐ SEQ northern inter-urban break – urban activity
☐ SEQ northern inter-urban break – combined use
☐ Tidal works or works in a coastal management district
☐ Reconfiguring a lot in a coastal management district or for a canal
☐ Erosion prone area in a coastal management district
☐ Urban design
☐ Water-related development – taking or interfering with water
☐ Water-related development – removing quarry material *(from a watercourse or lake)*
☐ Water-related development – referable dams
☐ Water-related development –levees *(category 3 levees only)*
☐ Wetland protection area

Matters requiring referral to the **local government:**
☐ Airport land
☐ Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government)*
☐ Heritage places – Local heritage places

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity:**
☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:
- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual

☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council:**
☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the *Transport Infrastructure Act 1994*:**
☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator**:**
☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

Matters requiring referral to the **Chief Executive of the relevant port authority:**
☐ Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the **Gold Coast Waterways Authority:**
☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the **Queensland Fire and Emergency Service:**
☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

18) Has any referral agency provided a referral response for this development application?

☐ Yes – referral response(s) received and listed below are attached to this development application
☒ No

Referral requirement	Referral agency	Date of referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application *(if applicable).*

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

☒ I agree to receive an information request if determined necessary for this development application

☐ I do not agree to accept an information request for this development application

***Note**: By not agreeing to accept an information request I, the applicant, acknowledge:*

- *that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties*
- *Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or*
- *Part 2under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development*

Further advice about information requests is contained in the DA Forms Guide.

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? *(e.g. a preliminary approval)*

☒ Yes – provide details below or include details in a schedule to this development application

☐ No

List of approval/development application references	Reference number	Date	Assessment manager
☒ Approval ☒ Development application	Mcuc2023—5532/1 doc id 1224905	24 may 2024	Paul hoye
☐ Approval ☐ Development application			

21) Has the portable long service leave levy been paid? *(only applicable to development applications involving building work or operational work)*

☐ Yes – a copy of the receipted QLeave form is attached to this development application

☒ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

☐ Not applicable *(e.g. building and construction work is less than $150,000 excluding GST)*

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below

☒ No

***Note**: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.*

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

☐ Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application

☒ No

***Note**: See www.business.qld.gov.au for further information about hazardous chemical notifications.*

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

***Note**: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.*
2. See https://www.qld.gov.au/environment/land/vegetation/applying for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

***Note**: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.*

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

☒ No

***Note**: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.desi.qld.gov.au for further information.*

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the *Water Act 2000***?

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

***Note**: Contact the Department of Resources at www.resources.qld.gov.au for further information.*

DA templates are available from planning.statedevelopment.qld.gov.au. If the development application involves:

- *Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1*
- *Taking or interfering with water in a watercourse, lake or spring: complete DA Form1 Template 2*
- *Taking overland flow water: complete DA Form 1 Template 3.*

Waterway barrier works

23.7) Does this application involve **waterway barrier works?**

☐ Yes – the relevant template is completed and attached to this development application

☒ No

DA templates are available from planning.statedevelopment.qld.gov.au. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?**

☐ Yes – an associated *resource* allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

***Note**: See guidance materials at www.daf.qld.gov.au for further information.*

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000?*

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

***Note**: Contact the Department of Resources at www.resources.qld.gov.au and www.business.qld.gov.au for further information.*

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995?*

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

***Note**: Contact the Department of Environment, Science and Innovation at www.desi.qld.gov.au for further information.*

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the Water Supply Act)?

☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application

☒ No

***Note**: See guidance materials at www.resources.qld.gov.au for further information.*

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work *(only required if application involves prescribed tidal work)*
- ☐ A certificate of title

☒ No

***Note**: See guidance materials at www.desi.qld.gov.au for further information.*

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

☐ Yes – details of the heritage place are provided in the table below

☒ No

***Note**: See guidance materials at www.desi.qld.gov.au for information requirements regarding development of Queensland heritage places.*

For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qldgov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:		Place ID:	

Decision under section 62 of the *Transport Infrastructure Act 1994*

23.14) Does this development application involve new or changed access to a state-controlled road?

☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

☒ No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

***Note**: See guidance materials at www.planning.statedevelopment.qld.gov.au for further information.*

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 ***Note**: See the Planning Regulation 2017 for referral requirements*	☒ Yes
If building work is associated with the proposed development, Parts 4 to 6 of *DA Form 2 – Building work details* have been completed and attached to this development application	☒ Yes ☐ Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application ***Note**: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.*	☒ Yes
Relevant plans of the development are attached to this development application ***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.*	☒ Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued *(see 21)*	☒ Yes ☐ Not applicable

25) Applicant declaration
☒ By making this development application, I declare that all information in this development application is true and correct ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001* ***Note**: It is unlawful to intentionally provide false or misleading information.*
Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where: • such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or • required by other legislation (including the *Right to Information Act 2009*); or • otherwise required by law. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002.*

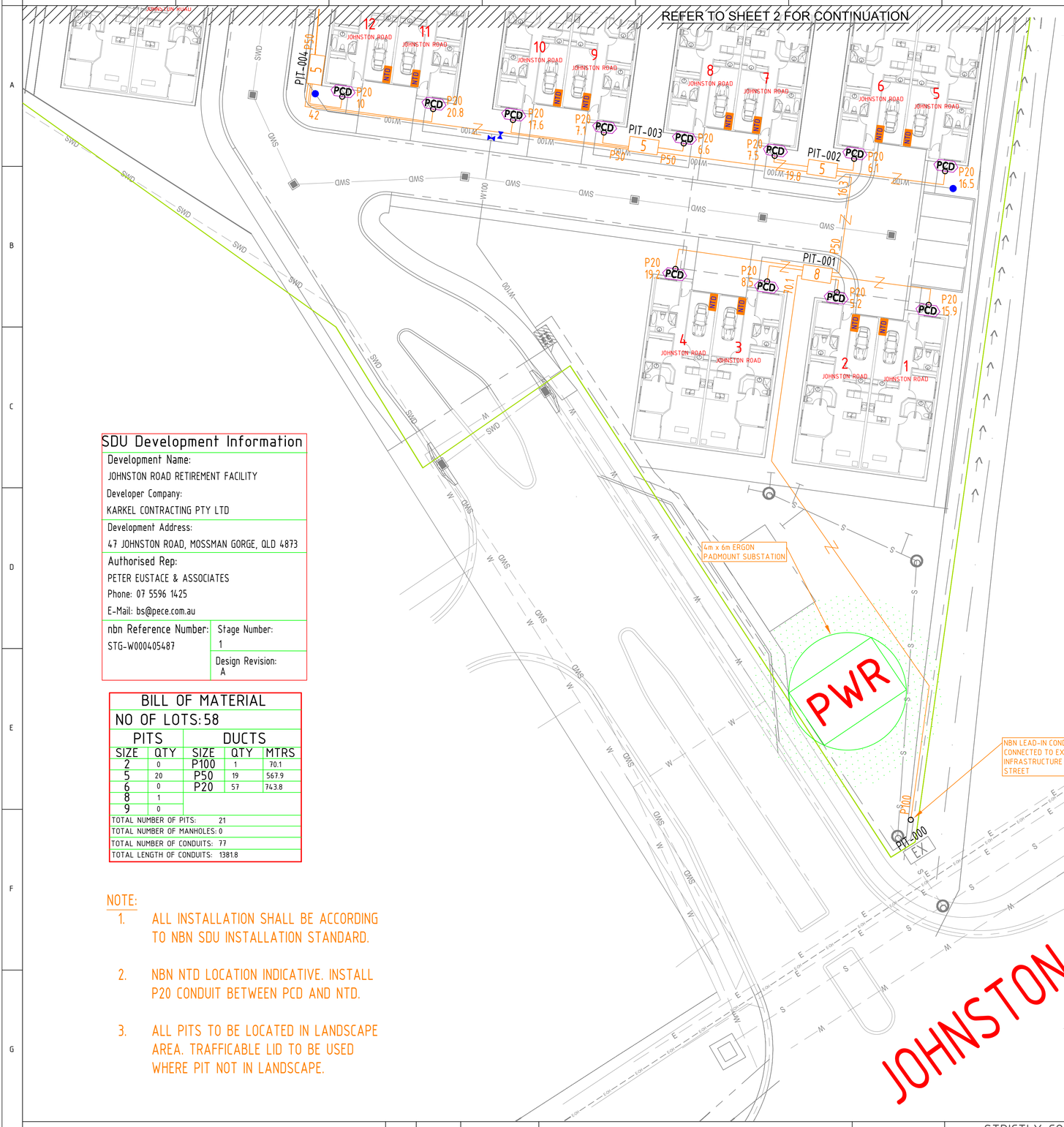
PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: | Reference number(s):

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment *Note: For completion by assessment manager if applicable*			
Description of the work			
QLeave project number			
Amount paid ($)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

REFER TO SHEET 2 FOR CONTINUATION



SDU Development Information

Development Name: JOHNSTON ROAD RETIREMENT FACILITY	
Developer Company: KARKEL CONTRACTING PTY LTD	
Development Address: 47 JOHNSTON ROAD, MOSSMAN GORGE, QLD 4873	
Authorised Rep: PETER EUSTACE & ASSOCIATES Phone: 07 5596 1425 E-Mail: bs@pece.com.au	
nbn Reference Number: STG-W000405487	Stage Number: 1 Design Revision: A

BILL OF MATERIAL

NO OF LOTS: 58

PITS		DUCTS		
SIZE	QTY	SIZE	QTY	MTRS
2	0	P100	1	70.1
5	20	P50	19	567.9
6	0	P20	57	743.8
8	1			
9	0			

TOTAL NUMBER OF PITS: 21
TOTAL NUMBER OF MANHOLES: 0
TOTAL NUMBER OF CONDUITS: 77
TOTAL LENGTH OF CONDUITS: 1381.8

NOTE:

1. ALL INSTALLATION SHALL BE ACCORDING TO NBN SDU INSTALLATION STANDARD.
2. NBN NTD LOCATION INDICATIVE. INSTALL P20 CONDUIT BETWEEN PCD AND NTD.
3. ALL PITS TO BE LOCATED IN LANDSCAPE AREA. TRAFFICABLE LID TO BE USED WHERE PIT NOT IN LANDSCAPE.

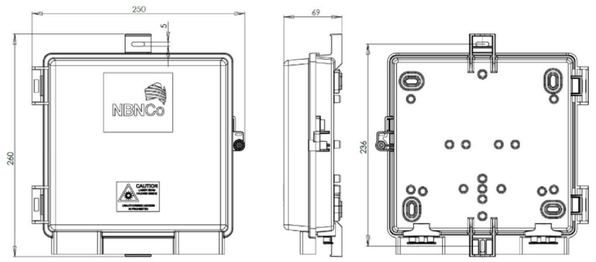
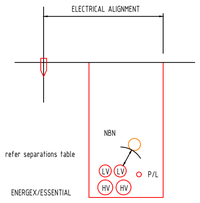


Figure 5. PCD – Dimensions

NBN SYMBOL LEGEND

- Transformer / Kiosk / Pad Mount Sub-station / Pole Mount Transformer
- PIT-ID 5 — Network Boundary/Local Network Pit (Single Lid) (700mmX450mmX650mm)
- PIT-ID 8 — Distribution/Local Network Connection Pit (1360mmX555mmX860mm)
- PIT-ID 9 — Fibre Distribution Hub (FDH) Pit (2000mmX555mmX900mm)
- Shared Trench Symbol
- Energex Pillar

TRENCH SECTION



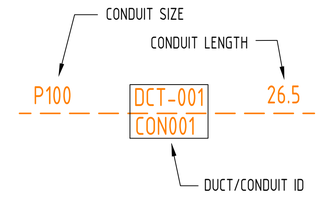
SEPARATION FROM NBN CONDUITS CROSSING

DIMENSION	RADIAL
LV	100mm Min
HV	100mm Min

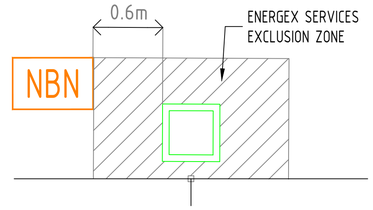
SEPARATION FROM NBN CONDUITS PARALLEL

DIMENSION	VERTICAL
LV	150mm Min
HV	300mm Min

CONDUIT CONFIGURATION



STANDARD NBN PIT OFFSET TO ENERGEX PILLAR



WHERE PITS ARE NOT LOCATED BESIDE PILLARS, OFFSETS WILL BE SHOWN ON THE LAYOUT TO THE NEAREST TRUNCATION. IF NO OFFSET DISTANCE IS SHOWN, PLEASE CONTACT DESIGN CONSULTANT PRIOR TO INSTALLATION.

SITE PLAN - SHEET 1
4:1 @A1 SHEET SIZE

DIAL BEFORE YOU DIG www.1100.com.au

REV	DATE	DRAFTER	DESCRIPTION	APPROVED
-				
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-				
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-				
-				
-				
A	XX/XX/26	FC	PRELIMINARY ISSUE	TI

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	SIGNATURE	DATE
☐ DD		
☐ WD		
☐ AB		

QUALITY RECORD :

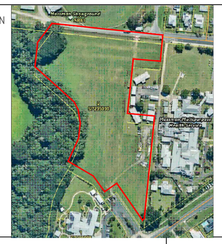
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STREET ADDRESS U14, 39 Lawrence Dr, Nerang QLD 4211
POSTAL ADDRESS PO Box 2835, Nerang DC QLD 4211
TELEPHONE (07) 5596 1425
EMAIL mail@pece.com.au
WEB pece.com.au

N KEY PLAN



DRAWING TITLE:
STG-W000405487
PIT & PIPE LAYOUT
47 JOHNSTON ROAD
MOSSMAN GORGE, QLD 4873

ENABLE#: 279323		
STATE: QLD	REGION: 56	
FSA:	SAM:	ADA:
PROJECT No: STG-W000405487		
CADREF No: 26-0273		
SCALE 4:1@A1	SHEET No. 3 OF 4	REV. A



NBN SYMBOL LEGEND

Transformer / Kiosk / Pad Mount Sub-station / Pole Mount Transformer

PIT-ID 5 — Network Boundary/Local Network Pit (Single Lid) (700mmX450mmX650mm)

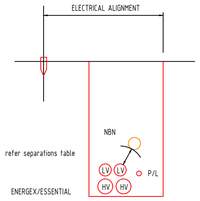
PIT-ID 8 — Distribution/Local Network Connection Pit (1360mmX555mmX860mm)

PIT-ID 9 — Fibre Distribution Hub (FDH) Pit (2000mmX555mmX900mm)

Shared Trench Symbol

Energex Pillar

TRENCH SECTION



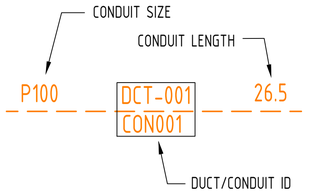
SEPARATION FROM NBN CONDUITS CROSSING

DIMENSION	RADIAL
LV	100mm Min
HV	100mm Min

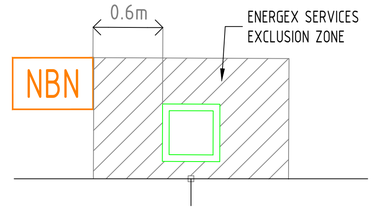
SEPARATION FROM NBN CONDUITS PARALLEL

DIMENSION	VERTICAL
LV	150mm Min
HV	300mm Min

CONDUIT CONFIGURATION



STANDARD NBN PIT OFFSET TO ENERGEX PILLAR



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SITE PLAN - SHEET 2
4:1 @A1 SHEET SIZE

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TELEPHONE: (07) 5596 1425
EMAIL: mail@pece.com.au
WEB: pece.com.au

N KEY PLAN



DRAWING TITLE:
STG-W000405487
PIT & PIPE LAYOUT
47 JOHNSTON ROAD
MOSSMAN GORGE, QLD 4873

ENABLE#:	279323		
STATE:	QLD	REGION:	56
FSA:		SAM:	ADA:
PROJECT No:	STG-W000405487		
CADREF No:	26-0273		
SCALE	4:1@A1	SHEET No.	2 OF 4
REV.	A		

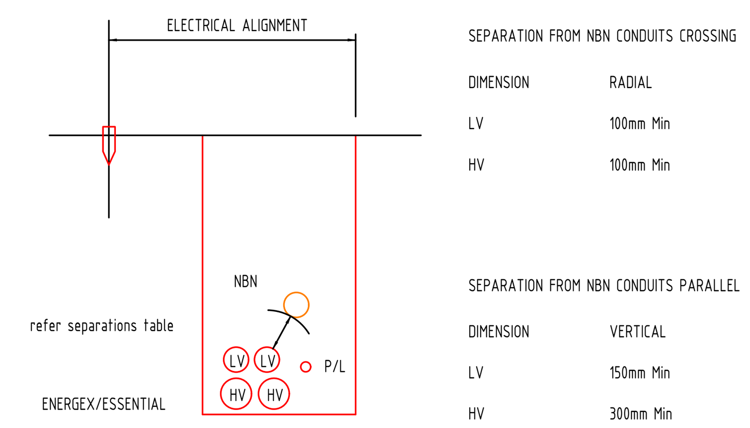


SITE PLAN - SHEET 1
4:1 @A1 SHEET SIZE

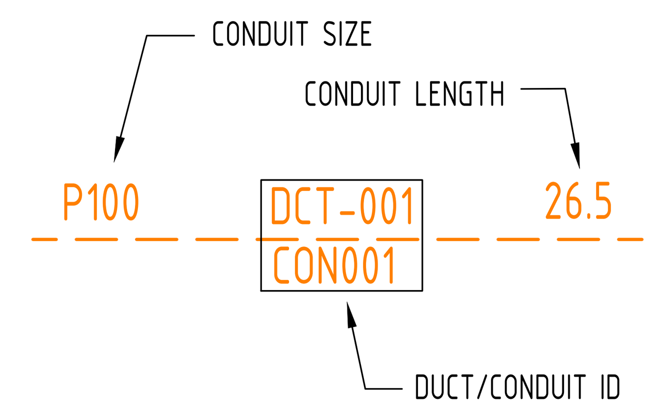
NBN SYMBOL LEGEND

Symbol	Description
PWR	Transformer / Kiosk / Pad Mount Sub-station / Pole Mount Transformer
PIT-ID 5	Network Boundary/Local Network Pit (Single Lid) (700mmX450mmX650mm)
PIT-ID 8	Distribution/Local Network Connection Pit (1360mmX555mmX860mm)
PIT-ID 9	Fibre Distribution Hub (FDH) Pit (2000mmX555mmX900mm)
Z	Shared Trench Symbol
□	Energex Pillar

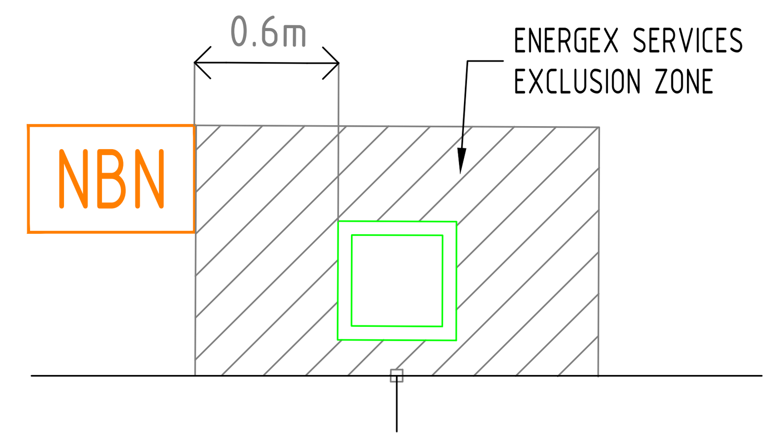
TRENCH SECTION



CONDUIT CONFIGURATION



STANDARD NBN PIT OFFSET TO ENERGEX PILLAR



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POSTAL ADDRESS PO Box 2835, Nerang DC QLD 4211
TELEPHONE (07) 5596 1425
EMAIL mail@pece.com.au
WEB pece.com.au

N KEY PLAN



DRAWING TITLE:
STG-W000405487
PIT & PIPE LAYOUT
47 JOHNSTON ROAD
MOSSMAN GORGE, QLD 4873

ENABLE#: 279323
STATE: QLD REGION: 56
FSA: SAM: ADA:
PROJECT No: STG-W000405487
CADREF No: 26-0273
SCALE 4:1@A1 SHEET No. 1 OF 4 REV. A

POP — PRIVATELY OPERATED PAYPHONES

APS — ASSISTANCE TELEPHONES (EG ELEVATOR AND ROADSIDE PHONES)

MET — APPLY TO OTHER TYPE OF METERING POINT (any service)

ATM — ATM

PRK — BANDSTAND / ROTUNDA / SPORTS FIELD STANDS / OTHER PARK BUILDING

PSD — POINT OF SALE DEVICE (vending machine, ticket machine)

TRF — Traffic Lights / Traffic Light Controller / Variable Speed Sign / Traffic Signal

PBT — Public Transport (bus stop, tram stop, railway station, taxi rank, ferry wharf)

SWT — Links / Link Pole / MV / HV Links / ABC Links / Dynamic Switch / Airbrake Switch / Isolator

WAT — Water Infrastructure (storage, pumps, valves water supply, waste water, sewerage stations)

GAS — Natural Gas Infrastructure

CAM — Camera (security / traffic)

CTL — Bridge control, swing bridge, traffic control gates, railway boom gates)

MOB — Mobile Phone Tower / radio antenna

LIT — Street Lighting Pole / street light controller

CAR — Unmanned (council) car park

PWR — Transformer / Kiosk / Pad Mount Sub-station / Pole Mount Transformer

NAP-ID (N) — Network Access Point (NAP)

MPT-ID (N) — Multiport (MPT)
n is the number of ports (eg 4,6,8,12)

Penetration

CABLE TRAY:

TJL-ID — Splice Joint on a Transit Cable (TJL)

DJL-ID — Splice Joint on a Distribution Cable (DJL)

LJL-ID — Splice Joint on a Local Cable (LJL)

MJL-ID — Splice Joint on a Tether Cable (MJL)

AJL-ID — Zone Terminal / Splice Joint (AJL)

FDH-ID — Fibre Distribution Hub-FDH Cabinet with Cabinet ID shown

PIT-ID 2 — Service Drop Access Pit (650mmX280mmX565mm)

PIT-ID 5 — Network Boundary/Local Network Pit (Single Lid) (700mmX450mmX650mm)

PIT-ID 6 — Distribution/Local Network Connection Pit (Dual Lid) (1360mmX555mmX650mm)

PIT-ID 8 — Distribution/Local Network Connection Pit (1360mmX555mmX860mm)

PIT-ID 9 — Fibre Distribution Hub (FDH) Pit (2000mmX555mmX900mm)

Shared Trench

NTD — nbn NTD

OBBU — NBN Optional Battery Backup Unit

PDH — nbn Premises Distribution Hub

CTL — nbn Cable Transition Location

FDT — nbn Fibre Distribution Terminal

FIP — nbn NTD Fire Indicator Panel

Riser — Riser

LIFT — nbn NTD LIFT

AP — Access Panel

SEC — nbn NTD Security

CET — nbn Communications Earth Terminal

DES / QTY — Example of descriptor box that will show the type of work and the quantity involved

nbn manhole

Existing Telstra manhole

FAN AAAA — Fan Access Node site (FAN)

138A RX CX — Multi Dwelling Unit (MDU)

DEPTH —
ALIGN — DEPTH OVER ALIGNMENT SYMBOL TO BE USED WITH EVERY MARKER POST

Symbol to be used when replacing/removing existing network

PCD — Premise Connection Device (PCD)

POLE-ID — Pole (showing pole identity)

5 — Existing Telstra Pit (2,3,4,5,6,7,8,9)
Telstra exchange

T — Example of Telstra Major Conduit Layout with Proposed duct marked to be used by NBN

M < _ > — NBN MARKER POST
MARKER POST TO BE NUMBERED

CONDUIT CONFIGURATION

CONDUITS AND DUCTS ARE IN LAYER :
< L460 NBN Support - Underground >
AND TERMINOLOGY CATEGORIZED INTO TWO GROUPS IN THE DRAWING AS PER BELOW:
1- DUCT USED WITH LOCAL NETWORK

2-CONDUIT USED WITH LEAD-IN DROPS
ATTRIBUTES ATTACHED ARE AS SHOWN

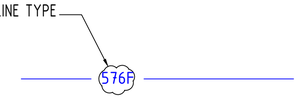


CABLE CONFIGURATION

CABLE TYPE:
CABLES DIVIDE INTO FOLLOWING CATEGORIES AND ARE COLOUR CODED:

TRANSIT CABLES	COLOUR NO: 1	312F
DISTRIBUTION CABLES	COLOUR NO: 190	288F
LOCAL CABLES	COLOUR NO: 4	144F
TETHER CABLES	COLOUR NO: 3	12F
LEAD IN (DROP) CABLES	COLOUR NO: 5	1F

CABLE SIZE:
CABLE SIZE IS THE TOTAL NUMBER OF OPTIC FIBRES IN THE CABLE AND IS DETERMINED BY A NUMBER FOLLOWED BY F (FIBRE) OR R (RIBBON) IN THE MIDDLE OF THE LINE TYPE



CABLE LOCATION:
CABLE LOCATIONS DETERMINES WHERE THE CABLE IS USED AS PER BELOW:

IN-CONDUIT	288F
AERIAL	144F
BURIED	96F

LINE TYPES ARE CATEGORIZED INTO 3 TYPES:
1- IN-CONDUIT: (XXXF) 312F , ...
2- AERIAL: (XXXF_A) 144_A , ...
3- BURIED: (XXXF_B) 12_B , ...

EXAMPLE:

144 FIBRE AERIAL LOCAL CABLE	144F
1 FIBRE BURIED DROP CABLE	1F 1F
432 FIBRE IN-CONDUIT TRANSIT CABLE	48F

FSA Boundary
FSAM Boundary
FDA Boundary

STAFF WORKING ON THIS ESTIMATE PLEASE NOTE:
The location of other authorities services which may affect this work have not been obtained by the estimator. Constructor to obtain service information before commencing.

DANGER
LASER BEAM
EYE PROTECTION MUST BE WORN

SAFETY FIRST
SAFETY STARTS WITH YOU

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EMAIL mail@pece.com.au
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N KEY PLAN



DRAWING TITLE:
STG-W000405487
LEGEND
47 JOHNSTON ROAD
MOSSMAN GORGE, QLD 4873

ENABLE#:	279323		
STATE:	QLD	REGION:	56
FSA:		SAM:	ADA:
PROJECT No:	26-0273		
CADREF No:	STG-W000405487		
SCALE	N.T.S	SHEET No.	4 OF 4
REV.	A		

MULTIPLE DWELLING ACTIVITIES

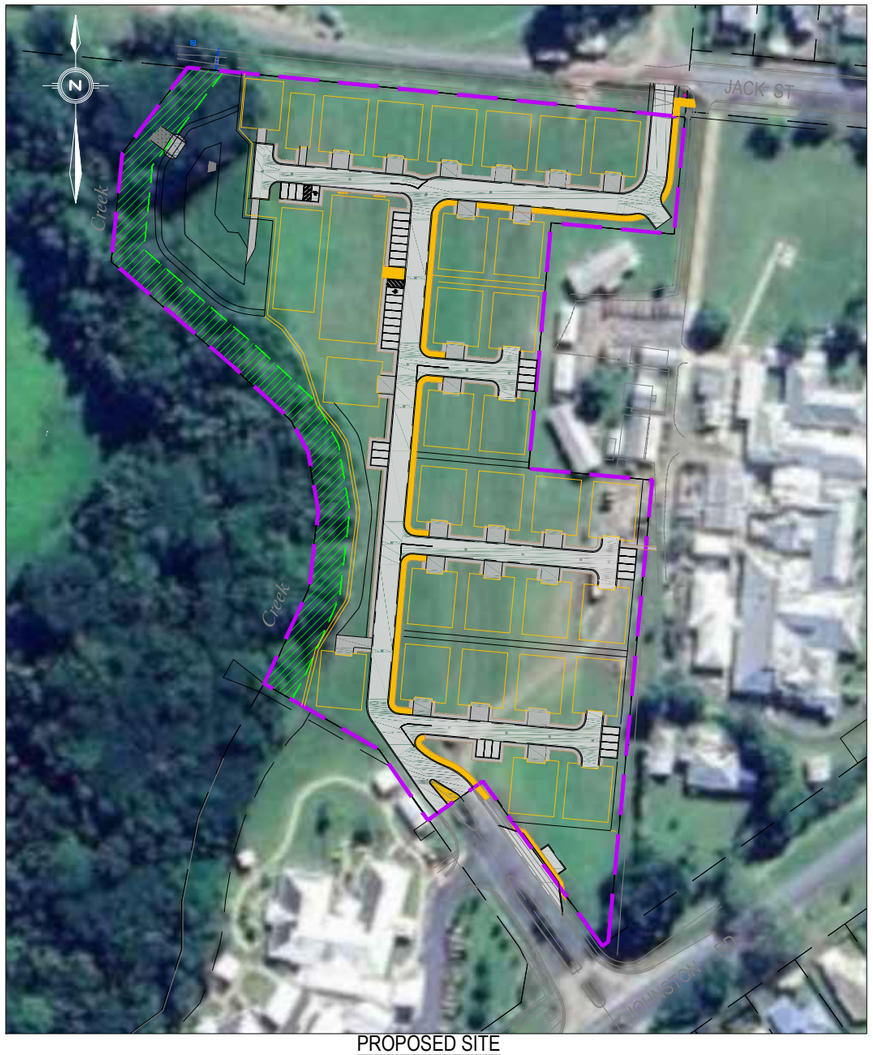
(RETIREMENT FACILITY)

DEVELOPMENT APPROVAL

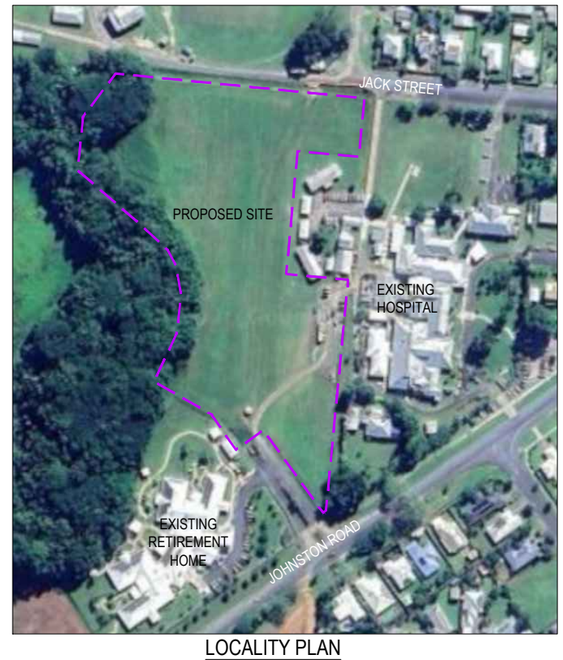
47 JOHNSTON ROAD, MOSSMAN GORGE, QLD 4873.

LOT 2 ON SP295098

DRAWING INDEX	
DWG. No.	DESCRIPTION
DA00	DRAWING INDEX AND LOCALITY PLAN
DA01	EXISTING SURVEY LAYOUT PLAN
DA02	OVERALL LAYOUT PLAN
DA03	EARTHWORKS CUT-FILL LAYOUT PLAN
DA04	ROADWORKS AND DRAINAGE LAYOUT PLAN
DA05	VEHICLE TURN PATH PLAN
DA06	STORMWATER CATCHMENT PLAN
DA07	STORMWATER BASIN DETAILS AND PLAN
DA08	WATER LAYOUT PLAN
DA09	SEWER LAYOUT PLAN



PROPOSED SITE
SCALE 1:1000



LOCALITY PLAN
SCALE 1:2000

REV	DESCRIPTION	BY	APP	DATE
A	ISSUE FOR APPROVAL	GC	KH	23.08.26

SCALE:

1 : 1000 10 0 10 20 30 40 50m A1
1 : 2000 A3

1 : 2000 20 0 20 40 60 80 100m A1
1 : 4000 A3

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CLIENT:
COOLOOLA WATERS HOLDINGS PTY LTD

CONSULTANTS:
Karkel Contracting Pty Ltd ABN 42 270 658 306
PHONE : 0437362417 EMAIL: karkelcontracting@gmail.com
C-VIEW CONSULTING PTY LTD ABN 77461010305

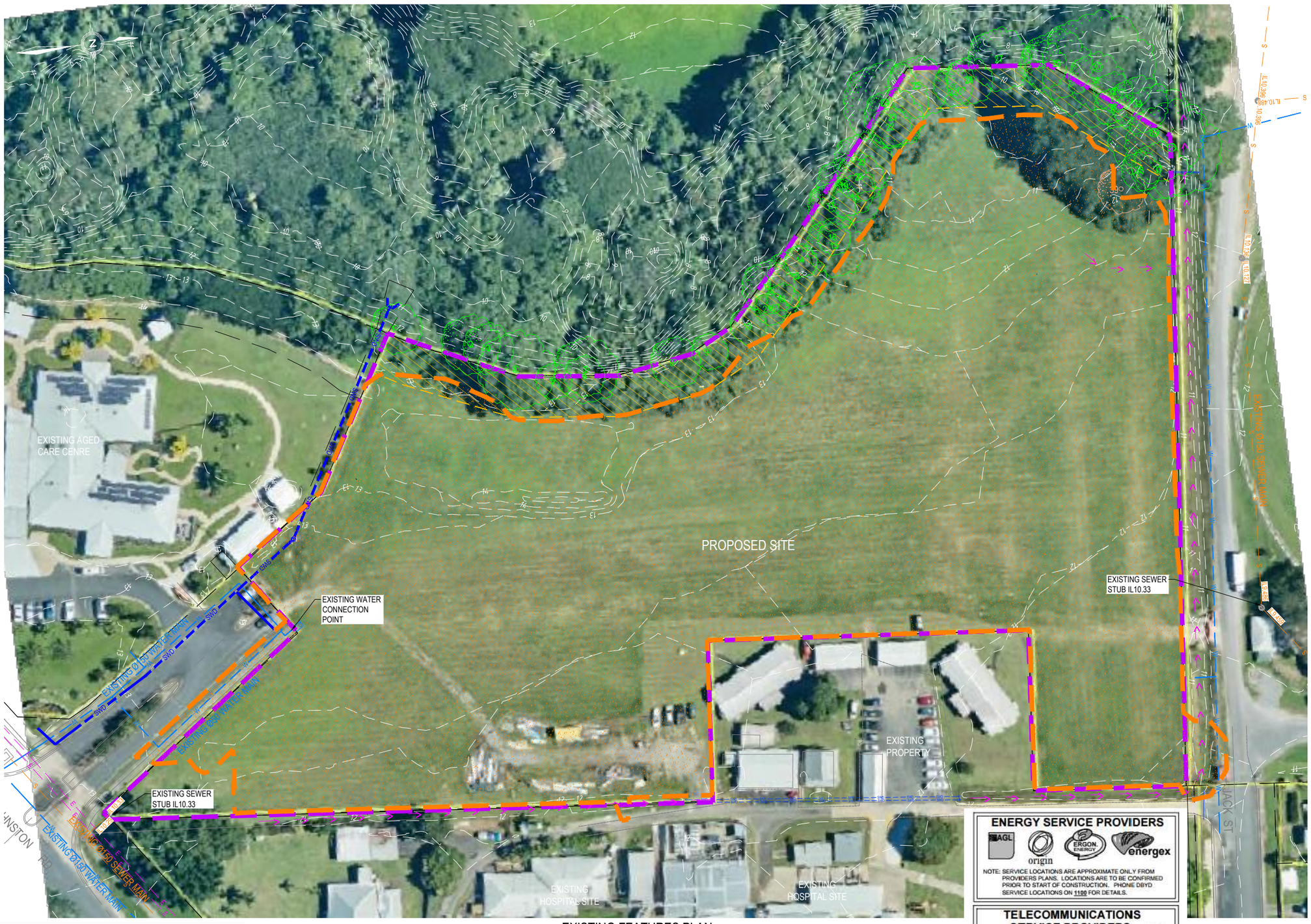
STATUS: ISSUE FOR APPROVAL
CERTIFIED: RPEQ 7619 KEL HOWARD

RPEQ NO.	07619	PROJECT TEAM	
HEIGHT DATUM	AHD	DESIGNER	GC
		REVIEWED	KH
GRID	LOCAL	APPROVER	MC
ORIGINAL SIZE	A1 THESE DRAWINGS ARE TO BE PRINTED IN COLOUR AND BEST VIEWED ON A ELECTRONIC DEVICE		

PROJECT
MULTIPLE DWELLING ACTIVITIES
(RETIREMENT FACILITY)
DEVELOPMENT APPROVAL
47 JOHNSTON ROAD, MOSSMAN GORGE, QLD 4873.
LOT 2 ON SP295098

TITLE
DRAWING INDEX AND LOCALITY PLAN

PROJECT NO.	DRAWING NO.	REVISION
26040100-DA	000-	A



LEGEND

- SITE BOUNDARY
- LIMIT OF WORKS
- 6.00 — EXISTING SURFACE CONTOURS
- W — EXISTING WATER
- SWD — EXISTING STORMWATER
- E-UG — EXISTING UNDERGROUND ELECT.
- FH — EXISTING FIRE HYDRANT
- WM — EXISTING WATER METER
- PP — EXISTING POWER POLE
- LP — EXISTING LIGHT POLE
- EPIL — EXISTING ELECTRICITY PIT
- TPIT — EXISTING TELSTRA PIT
- 10m CREEK BUFFER
- EXISTING SWALE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO REMOVED

TREE SURVEY

Pt No.	TRUNK (DIA)	SPREAD (DIA)	HEIGHT	TREE
2167	0.3	8	10	Tree (unknown)
2207	0.5	10	20	Tree (unknown)
1	0.6	12	18	Melicope Elleryana
2	0.65	15	25	Melicope Elleryana
3	0.5	12	18	Melicope Elleryana
4	0.6	20	25	Melicope Elleryana
5	0.35	10	16	Melicope Elleryana
6	0.35	10	16	Rhus taitensis
7	0.5	16	25	Melicope Elleryana
8	0.5	12	18	Glochidian sp
9	0.4	8	14	Polyscias elegans
10	0.4	8	16	Acacia celsa
11	0.3	8	16	Acacia celsa
12	0.4	12	18	Rhus taitensis
13	0.3	14	16	Rhus taitensis
14	0.35	8	16	Melicope Elleryana
15	0.6	14	20	Acacia celsa
16	0.4	8	16	Macaranga tanarius
17	0.4	12	20	Elaeocarpus grandis
18	0.55	12	22	Acacia celsa
19	0.8	15	26	African Tulip (weed)
20	0.65	15	25	Acacia celsa
21	0.55	15	25	Melicope Elleryana
22	0.4	8	10	Acacia celsa
23	0.6	14	22	Acacia celsa
24	0.8	20	28	Cassia javanica(weed)
25	0.5	16	25	Melicope Elleryana
26	0.6	12	20	Macaranga tanarius
27	1.2	16	28	Melicope Elleryana
28	0.45	12	22	Cassia javanica(weed)
29	0.6	16	28	Mango
30	1.8	30	35	Raintree (weed)
31	0.7	14	25	Nauclea orientalis
23	1.1	20	35	Raintree (weed)
33	1.8	25	35	Raintree (weed)
34	1	15	22	Ficus benjamina
35	1.3	25	35	Mango
36	1.3	25	35	Terminalia microcarpa
37	0.35	14	18	Alphitonia excelsa
38	0.45	10	18	Alphitonia excelsa
39	0.35	12	14	Alphitonia excelsa

ENERGY SERVICE PROVIDERS

AGL, origin, ERGON ENERGY, energex

NOTE: SERVICE LOCATIONS ARE APPROXIMATE ONLY FROM PROVIDERS PLANS. LOCATIONS ARE TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION. PHONE DBYD SERVICE LOCATIONS ON 1100 FOR DETAILS.

TELECOMMUNICATIONS SERVICE PROVIDERS

yes OPTUS, Telstra, vision stream, nbn

NOTE: SERVICE LOCATIONS ARE APPROXIMATE ONLY FROM PROVIDERS PLANS. LOCATIONS ARE TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION. PHONE DBYD SERVICE LOCATIONS ON 1100 FOR DETAILS.

NOTES / WARNINGS

1. UNDERGROUND SERVICES EXIST IN THIS AREA.
2. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF WORKS.

EXISTING FEATURES PLAN
SCALE 1:500

DIAL BEFORE YOU DIG www.1100.com.au

REV	DESCRIPTION	BY	APP	DATE
A	ISSUE FOR APPROVAL	GC	KH	23.08.26

SCALE:
1 : 500 5 0 5 10 15 20 25m A1
1 : 1000 A3

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CONSULTANTS:
Karkel Contracting Pty Ltd ABN 42 270 658 306
PHONE : 0437362417 EMAIL: karkelcontracting@gmail.com
C-VIEW CONSULTING PTY LTD ABN 77481010305

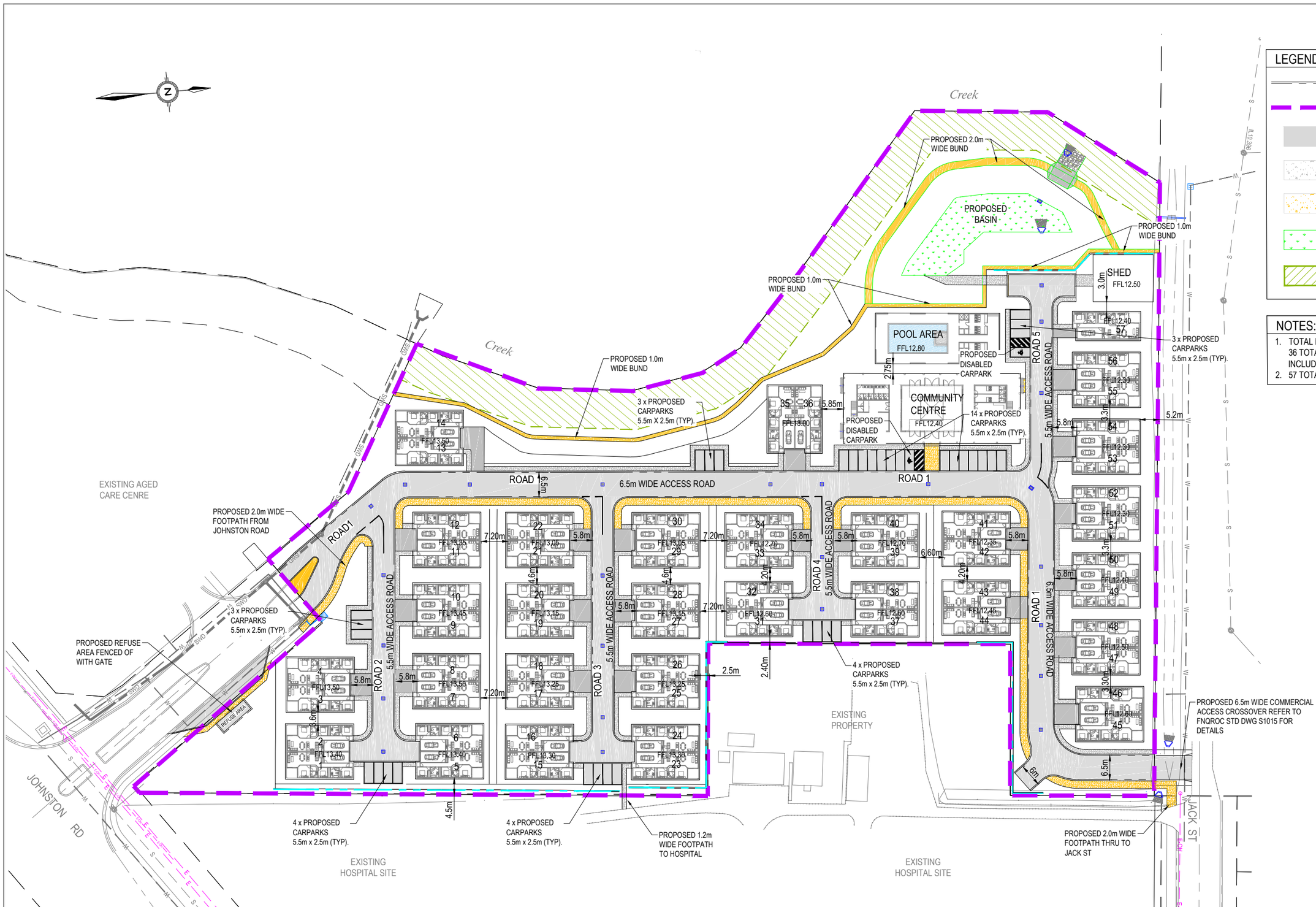
STATUS: ISSUE FOR APPROVAL
CERTIFIED: KEL HOWARD RPEQ 07619

RPEQ NO.	07619	PROJECT TEAM	
HEIGHT DATUM	AHD	DESIGNER	GC
		REVIEWED	KH
GRID	LOCAL	APPROVER	MC
ORIGINAL SIZE	A1 THESE DRAWINGS ARE TO BE PRINTED IN COLOUR AND BEST VIEWED ON A ELECTRONIC DEVICE		

PROJECT
MULTIPLE DWELLING ACTIVITIES (RETIREMENT FACILITY)
DEVELOPMENT APPROVAL
47 JOHNSTON ROAD, MOSSMAN GORGE, QLD 4873.
LOT 2 ON SP295098

TITLE
EXISTING FEATURES LAYOUT PLAN

PROJECT NO.	DRAWING NO.	REVISION
26040100-DA	001	A



LEGEND

- PROPOSED KERB EDGE RESTRAINT
- SITE BOUNDARY
- PROPOSED ASPHALT AREA OF ROADWORKS
- PROPOSED 1.2m WIDE CONCRETE FOOTPATH
- PROPOSED 2.0m WIDE CONCRETE FOOTPATH
- PROPOSED STORMWATER BASIN AREA
- 10m CREEK BUFFER

NOTES:

1. TOTAL NUMBER OF CARPARKS;
   36 TOTAL CARPARKS
   INCLUDING 2 X DISABLED PARKING BAYS
2. 57 TOTAL DUPLEX UNITS

OVERALL LAYOUT PLAN

SCALE 1:500

REV	DESCRIPTION	BY	APP	DATE
A	ISSUE FOR APPROVAL	GC	KH	23.08.26

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PROJECT
MULTIPLE DWELLING ACTIVITIES (RETIREMENT FACILITY)
DEVELOPMENT APPROVAL
47 JOHNSTON ROAD, MOSSMAN GORGE, QLD 4873.
LOT 2 ON SP295098

TITLE
OVERALL LAYOUT PLAN

PROJECT NO.	DRAWING NO.	REVISION
26040100-DA	002-	A



LEGEND

- PROPOSED ROAD CENTRELINE
- PROPOSED KERB ONLY (TYPE B2)
- LIMIT OF WORKS
- SITE BOUNDARY
- 11.00 PROPOSED SURFACE CONTOURS
- 11.00 EXISTING SURFACE CONTOURS
- PROPOSED SWALE
- W EXISTING WATER
- SWD EXISTING STORMWATER
- E-UG EXISTING UNDERGROUND ELECTRICAL
- FH EXISTING FIRE HYDRANT
- WM EXISTING WATER METER
- PP EXISTING POWER POLE
- LP EXISTING LIGHT POLE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO REMOVED
- 10m CREEK BUFFER

CUT/FILL LEGEND

CUT 0m to .3m	FILL 0m to .3m
CUT .3m to .6m	FILL .3m to .6m
CUT .6m to .9m	FILL .6m to .9m
CUT .9m to 1.2m	FILL .9m to 1.2m
CUT 1.2m to 1.5m	FILL 1.2m to 1.5m
CUT 1.5m to 1.8m	FILL 1.5m to 1.8m
CUT 1.8m to 2.1m	FILL 1.8m to 2.1m
CUT 2.1m to 2.4m	FILL 2.1m to 2.4m
	FILL 2.4m to 2.7m
	FILL 2.7m to 3m
	FILL 3m to 3.3m

EARTHWORKS SCHEDULE

CUT OR FILL	ITEM	VOLUME (m^3)
CUT	TOTAL CUT	6,100
FILL	TOTAL FILL	6,050
TOTAL (BANK MEASURE)		50

NOTE: VOLUMES BASED ON;
-100mm TOPSOIL
-350mm FOR ROAD BOX
-400m FOR HOUSE PADS (WAFFLE PODS)

BULK EARTHWORKS LAYOUT PLAN

SCALE 1:500

REV	DESCRIPTION	BY	APP	DATE
A	ISSUE FOR APPROVAL	GC	KH	23.08.26

SCALE:
1 : 500 5 0 5 10 15 20 25m A1
1 : 1000 A3

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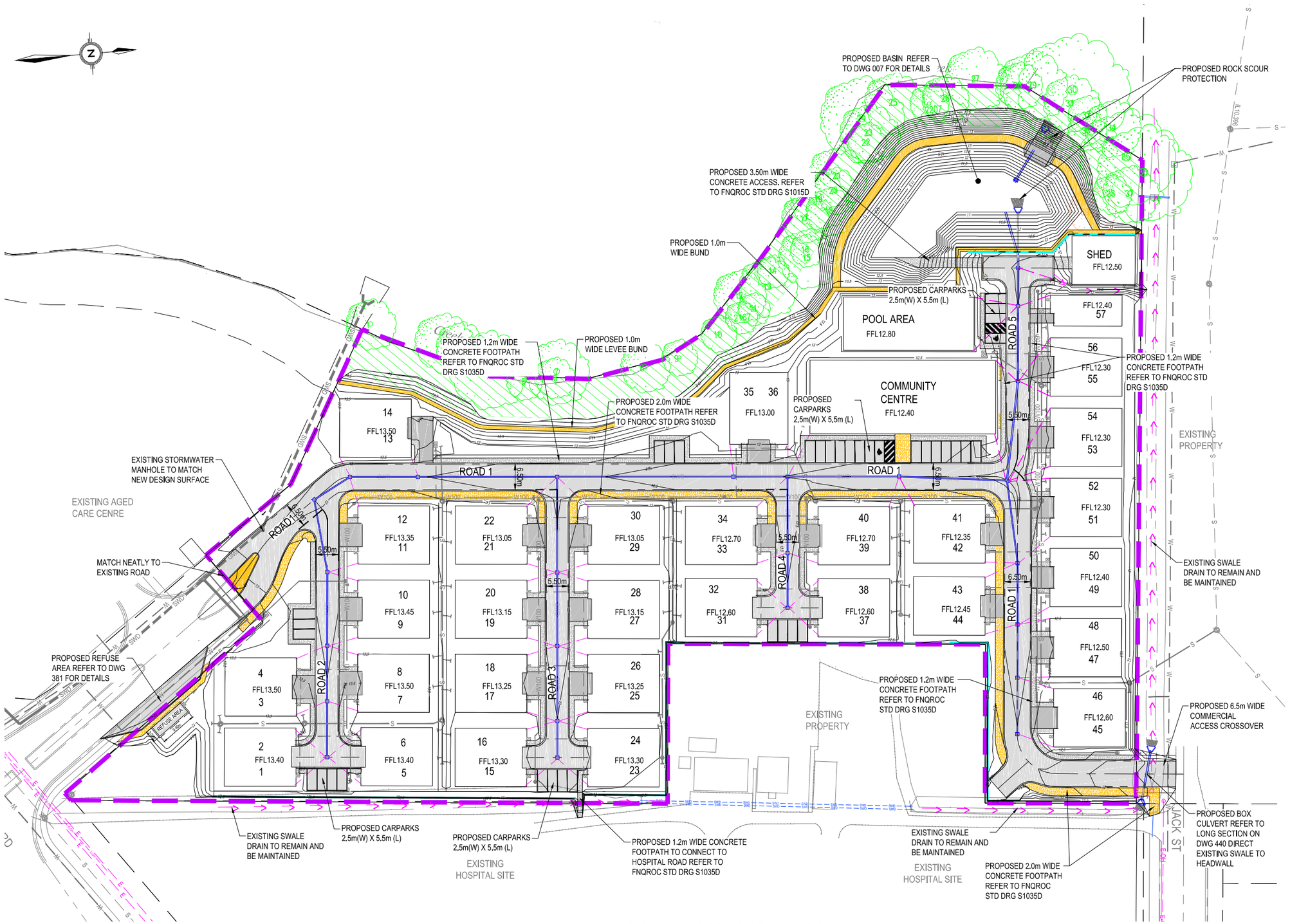
CERTIFIED: KEL HOWARD RPEQ 07619

RPEQ NO.	07619	PROJECT TEAM	
HEIGHT DATUM	AHD	DESIGNER	GC
		REVIEWED	KH
GRID	LOCAL	APPROVER	MC
ORIGINAL SIZE	A1 THESE DRAWINGS ARE TO BE PRINTED IN COLOUR AND BEST VIEWED ON A ELECTRONIC DEVICE		

PROJECT
MULTIPLE DWELLING ACTIVITIES (RETIREMENT FACILITY)
DEVELOPMENT APPROVAL
47 JOHNSTON ROAD, MOSSMAN GORGE, QLD 4873.
LOT 2 ON SP295098

TITLE
BULK EARTHWORKS CUT/FILL LAYOUT PLAN

PROJECT NO.	DRAWING NO.	REVISION
26040100-DA	003-	A



ROADWORKS & DRAINAGE LAYOUT PLAN
SCALE 1:500

REV	DESCRIPTION	BY	APP	DATE
A	ISSUE FOR APPROVAL	GC	KH	23.08.26

SCALE:
1 : 500 5 0 5 10 15 20 25m A1
1 : 1000 A3

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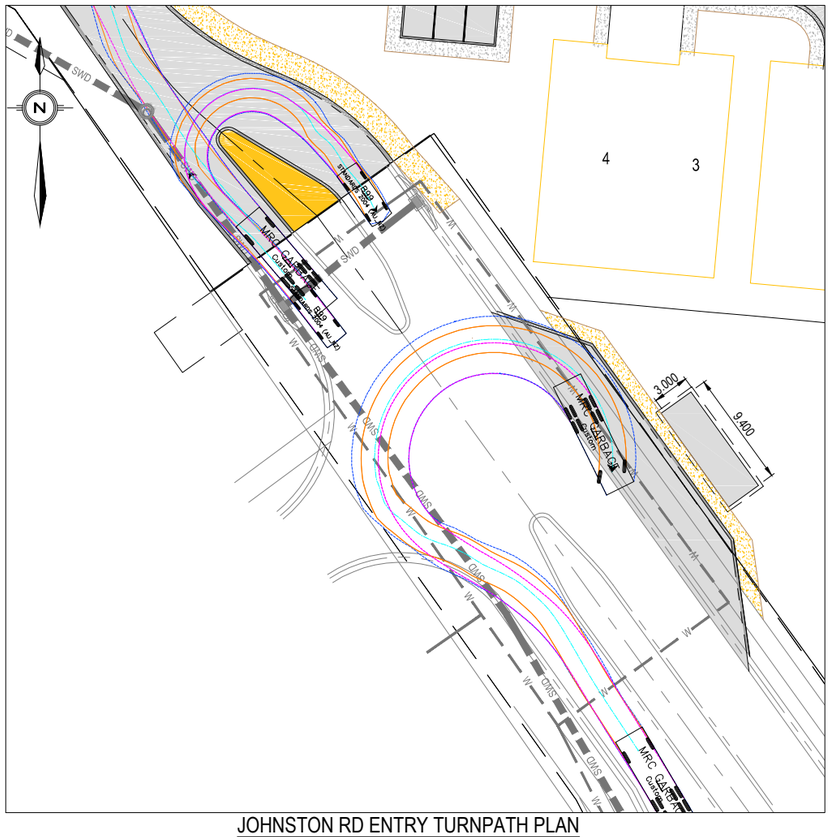
STATUS: ISSUE FOR APPROVAL
CERTIFIED: RPEQ 7619 KEL HOWARD

RPEQ NO.	07619	PROJECT TEAM	
HEIGHT DATUM	AHD	DESIGNER	GC
		REVIEWED	KH
GRID	LOCAL	APPROVER	MC
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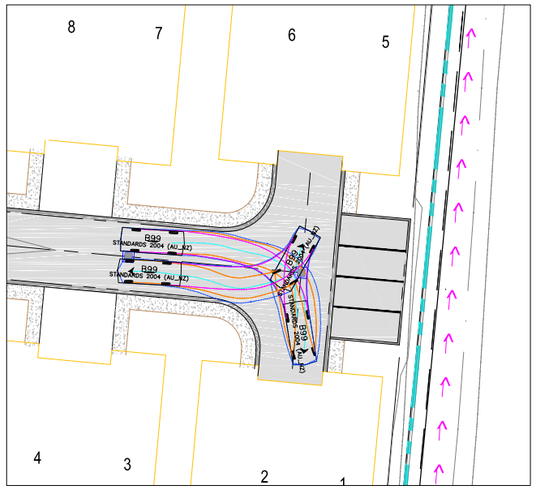
PROJECT
MULTIPLE DWELLING ACTIVITIES (RETIREMENT FACILITY)
DEVELOPMENT APPROVAL
47 JOHNSTON ROAD, MOSSMAN GORGE, QLD 4873.
LOT 2 ON SP295098

TITLE
ROADWORKS AND DRAINAGE LAYOUT PLAN

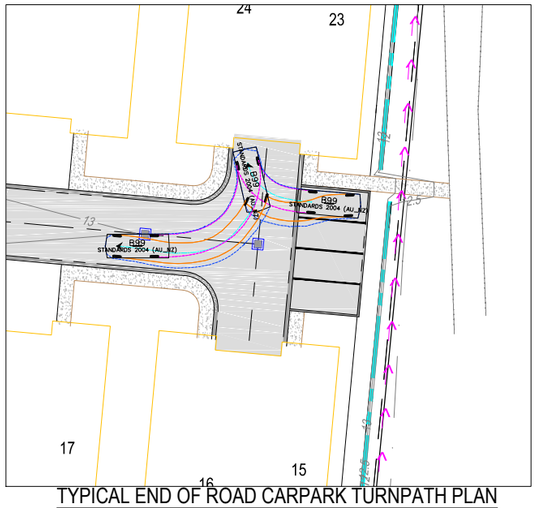
PROJECT NO.	DRAWING NO.	REVISION
26040100-DA	004-	A



JOHNSTON RD ENTRY TURNPATH PLAN
SCALE 1:250



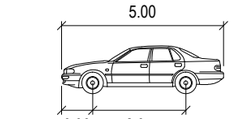
TYPICAL END OF ROAD TURNAROUND TURNPATH PLAN
SCALE 1:250



TYPICAL END OF ROAD CARPARK TURNPATH PLAN
SCALE 1:250

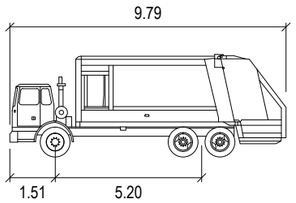
LEGEND

- PROPOSED SITE BOUNDARY
- PROPOSED ASPHALT AREA OF ROADWORKS
- PROPOSED 1.20m WIDE CONCRETE FOOTPATH
- PROPOSED 2.00m WIDE CONCRETE FOOTPATH
- PROPOSED ROAD CENTRELINE
- SM3 — PROPOSED SEMI MOUNTABLE KERB (SM3)
- 45.58 — LIP LEVEL
- R10.00 — CURVE RADIUS TO LIP



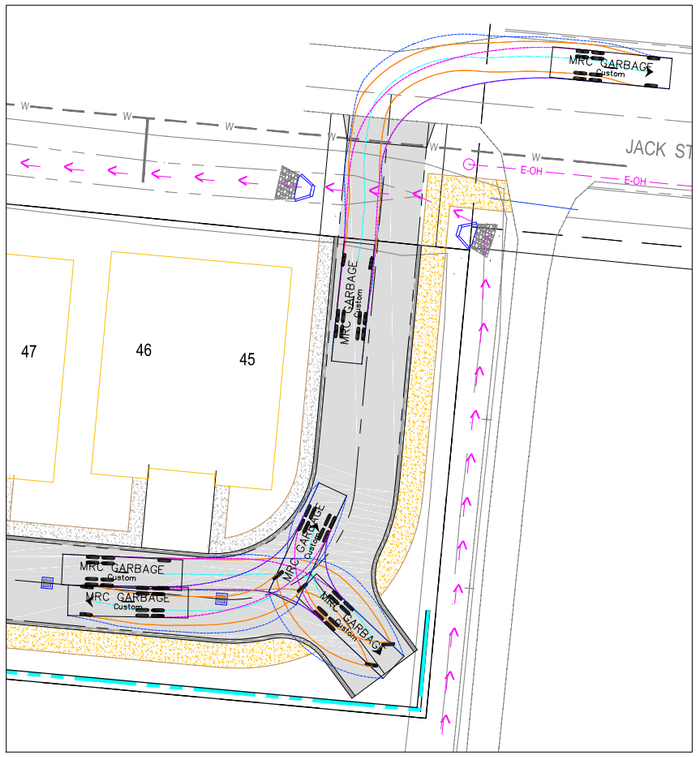
CAR

	meters
Width	: 1.90
Track	: 1.55
Lock to Lock Time	: 6.0
Steering Angle	: 24.0

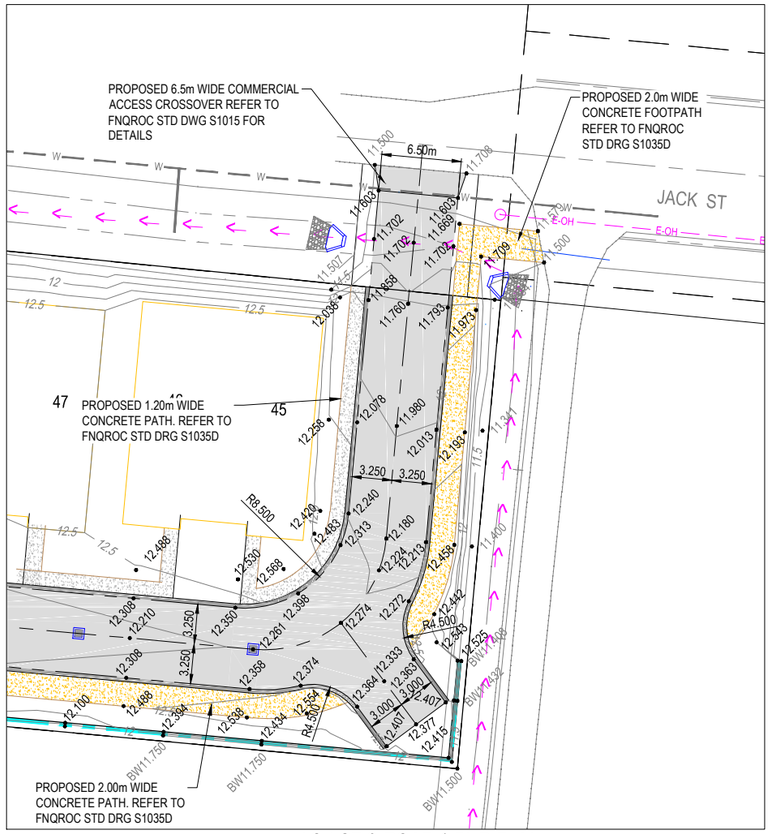


mrc 035 garbage truck

	meters
Width	: 2.49
Track	: 2.50
Lock to Lock Time	: 6.0
Steering Angle	: 32.7



JACK ST & ROAD 1 END OF ROAD TURNPATH PLAN
SCALE 1:250



JACK ST & ROAD 1 END PLAN
SCALE 1:250

REV	DESCRIPTION	BY	APP	DATE
A	ISSUE FOR APPROVAL	GC	KH	23.08.26

SCALE:
1 : 250 5 0 5 10m A1
1 : 500 A3

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C-VIEW CONSULTING PTY LTD
ABN 77481015305

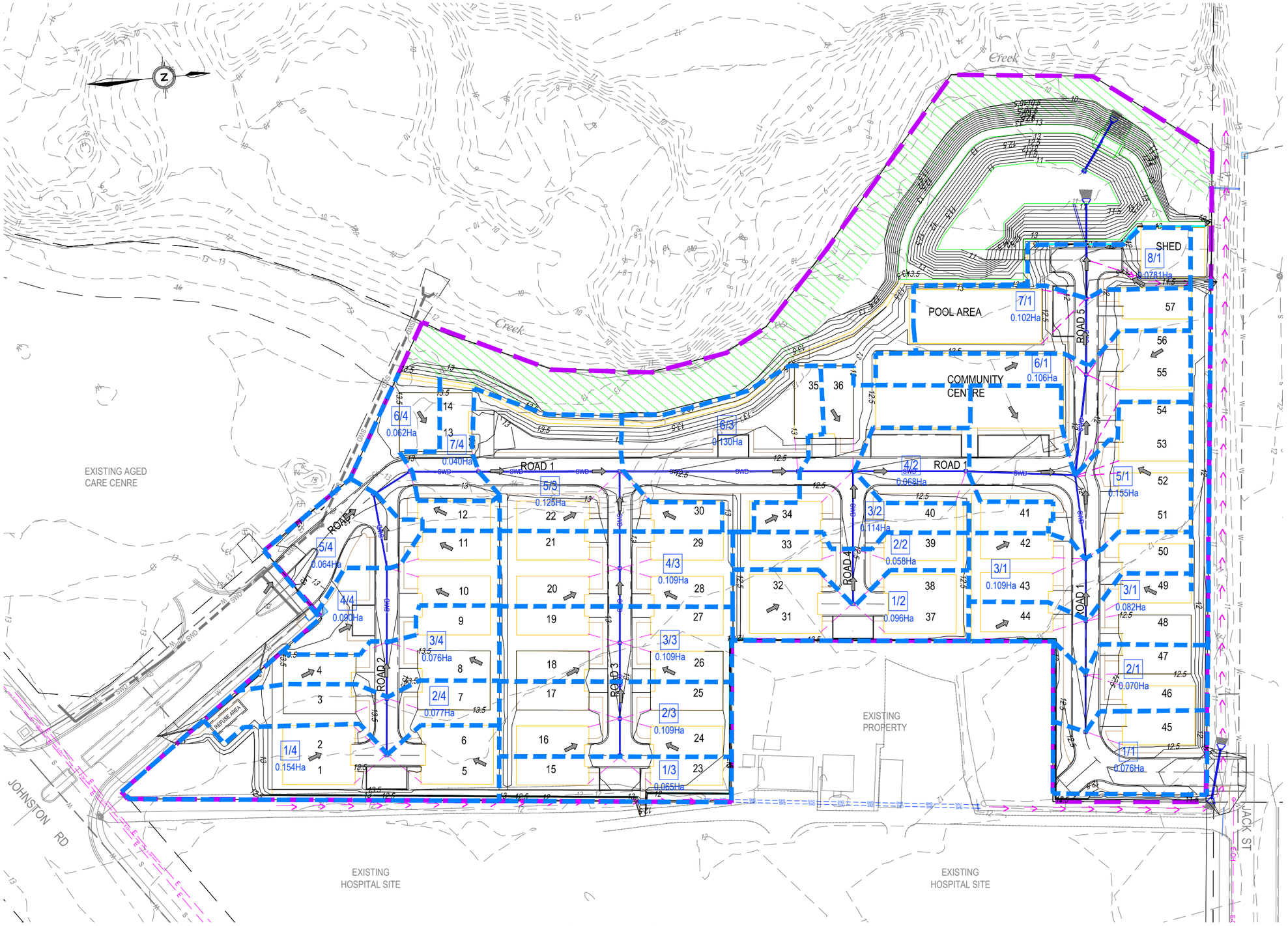
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CERTIFIED: KEL HOWARD RPEQ 07619

RPEQ NO.	07619	PROJECT TEAM	
HEIGHT DATUM	AHD	DESIGNER	GC
		REVIEWED	KH
GRID	LOCAL	APPROVER	MC
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PROJECT
MULTIPLE DWELLING ACTIVITIES (RETIREMENT FACILITY)
DEVELOPMENT APPROVAL
47 JOHNSTON ROAD, MOSSMAN GORGE, QLD 4873.
LOT 2 ON SP295098

TITLE
VEHICLE TURNPATHS LAYOUT PLAN

PROJECT NO.	DRAWING NO.	REVISION
26040100-DA	005-	A



STORMWATER CATCHMENT PLAN

SCALE 1:500

REV	DESCRIPTION	BY	APP	DATE
A	ISSUE FOR APPROVAL	GC	KH	23.08.26

SCALE:
1 : 500 5 0 5 10 15 20 25m A1
1 : 1000 A3

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C-VIEW ONSULTING PTY LTD ABN 77461010305

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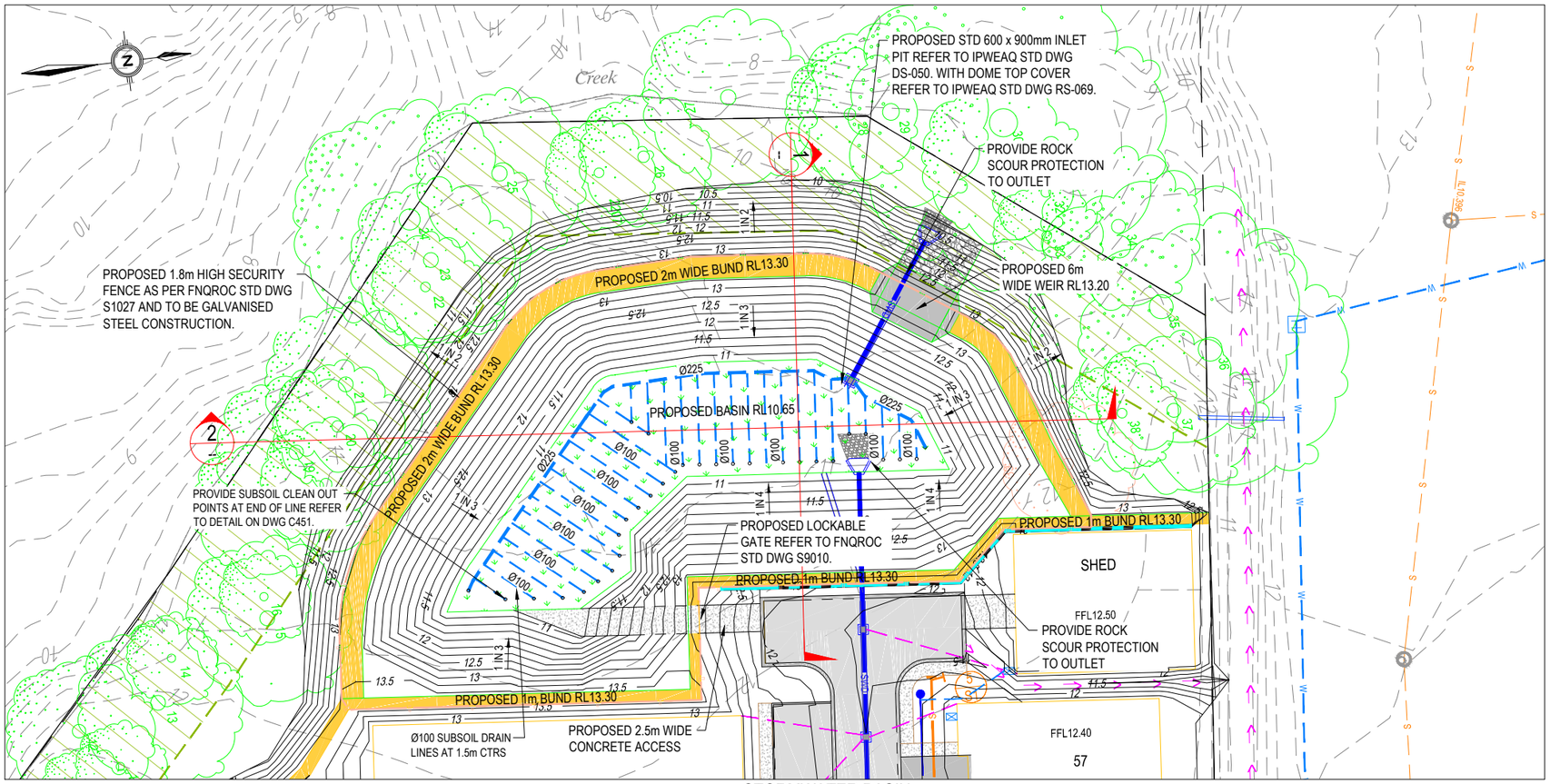
CERTIFIED: KEL HOWARD RPEQ 7619

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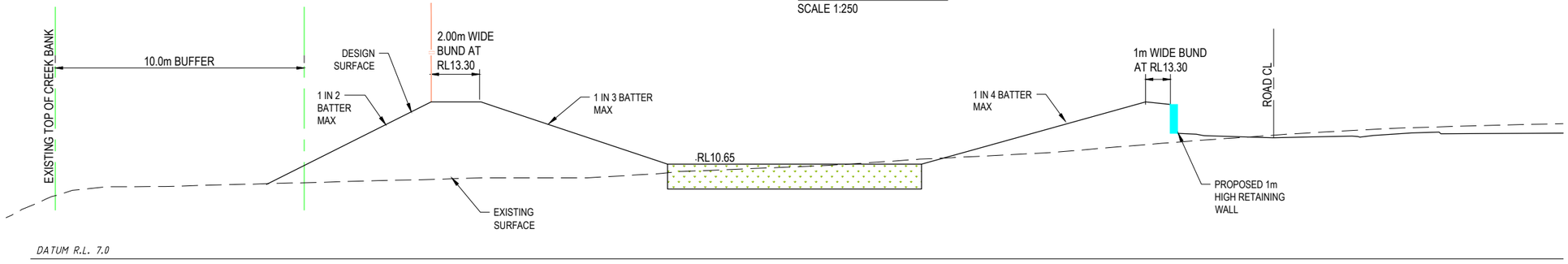
PROJECT
MULTIPLE DWELLING ACTIVITIES (RETIREMENT FACILITY)
DEVELOPMENT APPROVAL
47 JOHNSTON ROAD, MOSSMAN GORGE, QLD 4873.
LOT 2 ON SP295098

TITLE
STORMWATER CATCHMENT PLAN

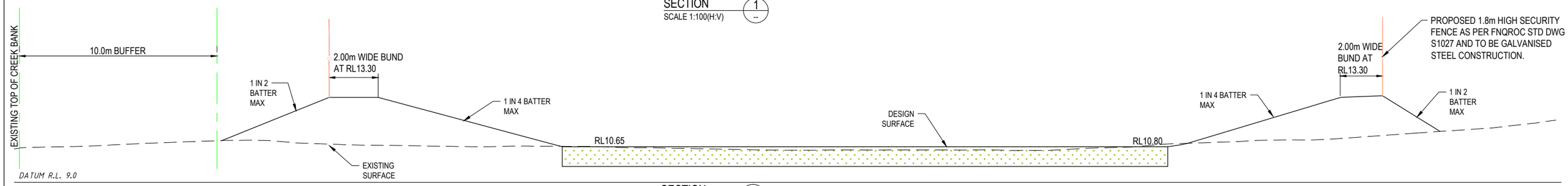
PROJECT NO.	DRAWING NO.	REVISION
26040100-DA	006-	A



STORMWATER BASIN
SCALE 1:250



SECTION 1
SCALE 1:100(H:V)



SECTION 2
SCALE 1:100(H:V)

LEGEND

- SITE BOUNDARY
- PROPOSED ASPHALT AREA OF ROADWORKS
- PROPOSED 2.0m WIDE CONCRETE FOOTPATH
- PROPOSED 1.2m WIDE CONCRETE FOOTPATH
- PROPOSED BIO RETENTION BASIN
- 10m CREEK BUFFER
- PROPOSED SECURITY FENCING
- PROPOSED ACCESS CENTRELINE
- PROPOSED KERB EDGE RESTRAINT
- SWD — PROPOSED STORMWATER LINE & MANHOLE
- PROPOSED STORMWATER INLET PIT
- DOWNPIPE CONNECTION TO INLET PIT
- 1/5B — PROPOSED STORMWATER LABEL
- 52 — PROPOSED SURFACE CONTOURS (0.25m INTERVALS)
- SINGLE TIER CONCRETE SLEEPER 0-1.5m HIGH
- PROPOSED SWALE
- W — SV FH RD EC — WATER MAIN, SLUICE VALVE, FIRE HYDRANT, REDUCER & END CAP
- W — EXISTING WATER
- SWD — EXISTING STORMWATER
- E-UG — EXISTING UNDERGROUND ELECTRICAL
- FH — EXISTING FIRE HYDRANT
- WM — EXISTING WATER METER
- PP — EXISTING POWER POLE
- LP — EXISTING LIGHT POLE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO REMOVED

BASIN DESIGN:

1. OUTLET 600mm x 900mm INLET PIT WITH APPROPRIATE GRATE DESIGN.
2. 1 x Ø375mm OUTLET PIPE.
3. 6m WIDE WEIR AT RL13.20.
4. TOTAL FILTRATION AREA = 485m²

REV	DESCRIPTION	BY	APP	DATE
A	ISSUE FOR APPROVAL	GC	KH	23.08.26

SCALE:
1 : 100, 1 : 200 — 1 0 1 2 3 4 5m — A1 A3
1 : 250, 1 : 500 — 5 0 5 10m — A1 A3

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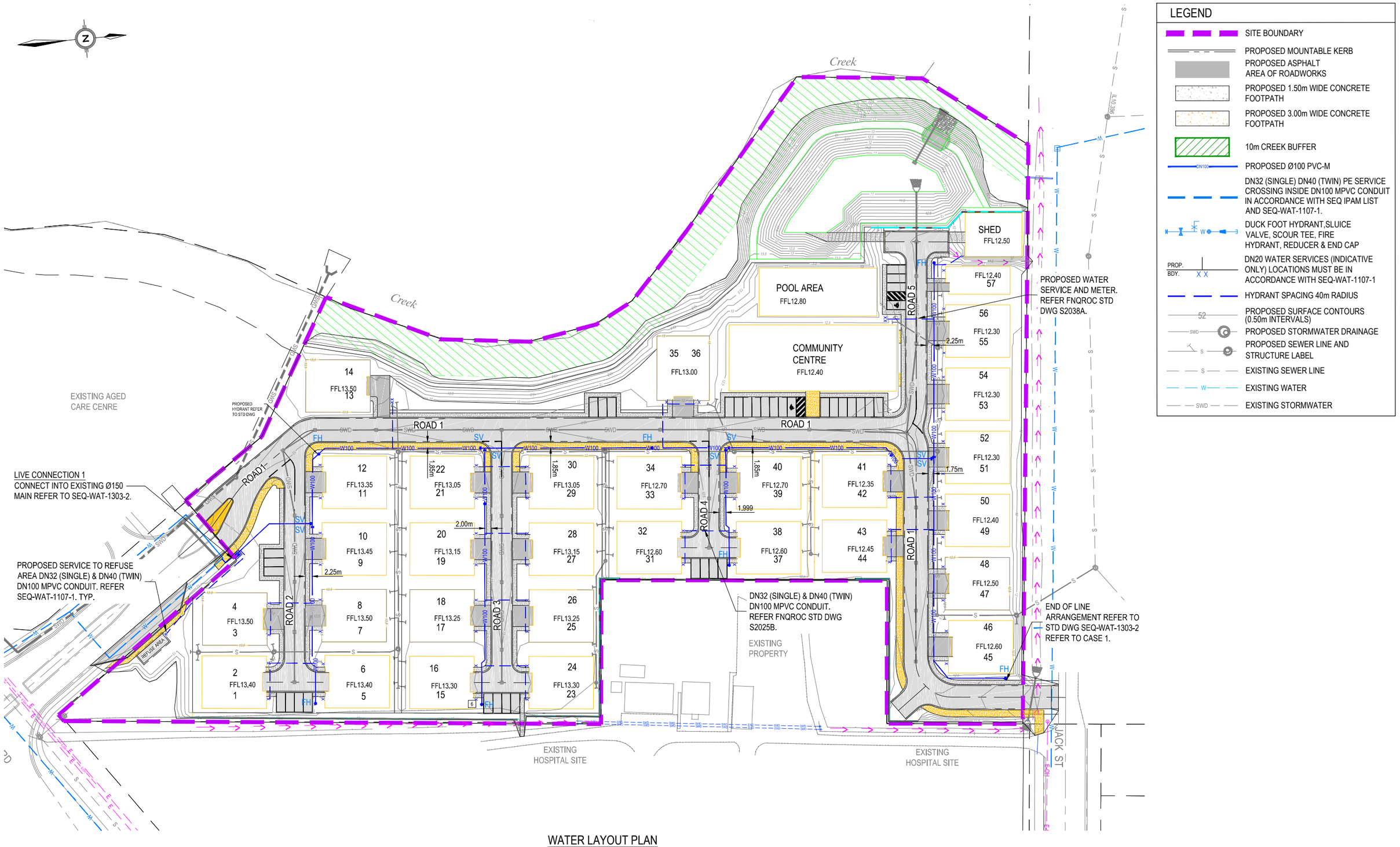
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PROJECT
MULTIPLE DWELLING ACTIVITIES (RETIREMENT FACILITY)
DEVELOPMENT APPROVAL
47 JOHNSTON ROAD, MOSSMAN GORGE, QLD 4873.
LOT 2 ON SP295098

TITLE
STORMWATER BASIN DETAILS AND PLAN

PROJECT NO.	DRAWING NO.	REVISION
26040100-DA	007-	A



WATER LAYOUT PLAN
SCALE 1:500

REV	DESCRIPTION	BY	APP	DATE
A	ISSUE FOR APPROVAL	GC	KH	23.08.26

SCALE:
1 : 500 1 : 1000 5 0 5 10 15 20 25m A1 A3

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ABN 77461010305

STATUS: ISSUE FOR APPROVAL

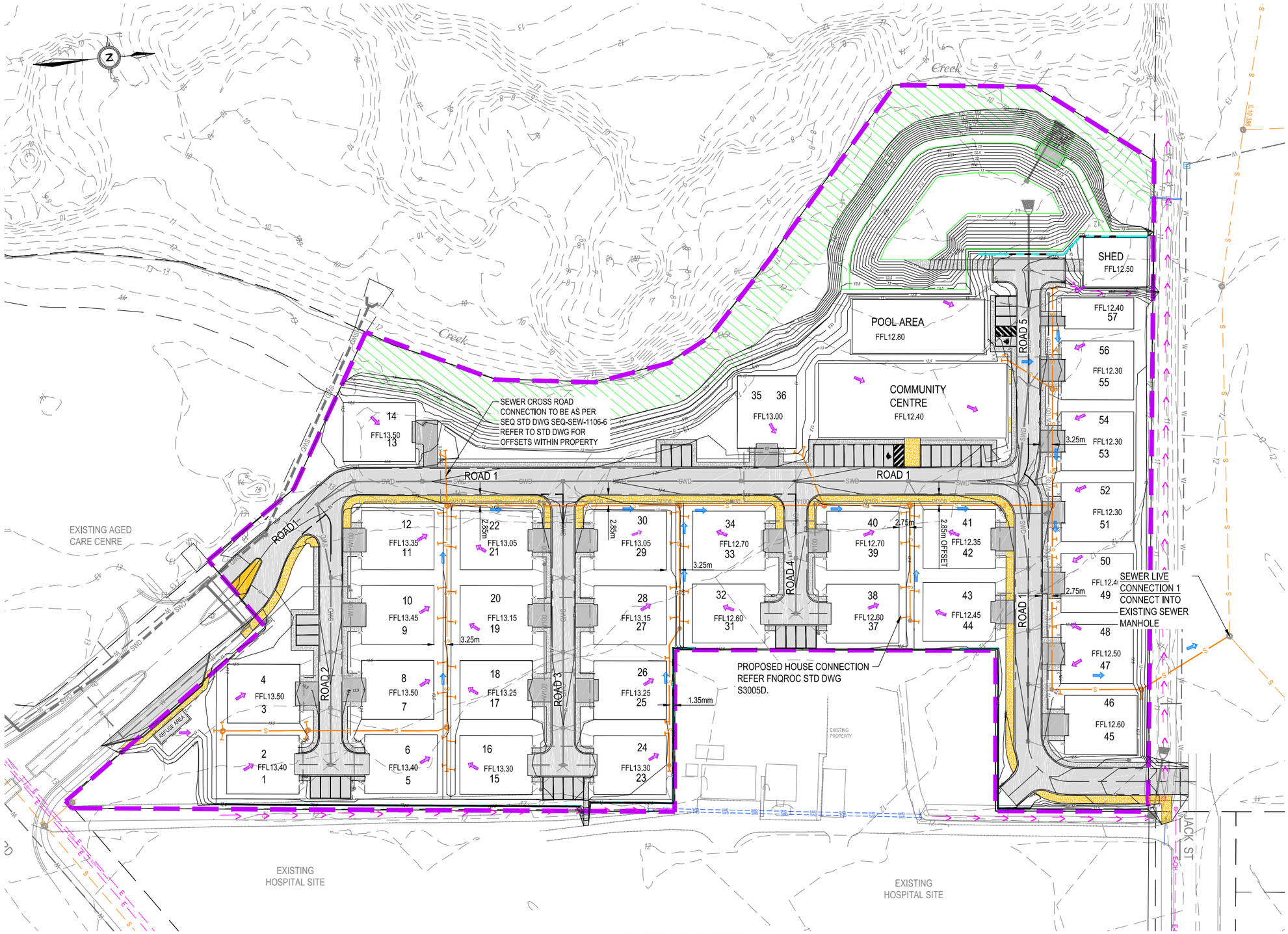
CERTIFIED: KEL HOWARD RPEQ 07619

RPEQ NO.	07619	PROJECT TEAM	
HEIGHT DATUM	AHD	DESIGNER	GC
		REVIEWED	KH
GRID	LOCAL	APPROVER	MC
ORIGINAL SIZE	A1 THESE DRAWINGS ARE TO BE PRINTED IN COLOUR AND BEST VIEWED ON A ELECTRONIC DEVICE		

PROJECT
MULTIPLE DWELLING ACTIVITIES (RETIREMENT FACILITY)
DEVELOPMENT APPROVAL
47 JOHNSTON ROAD, MOSSMAN GORGE, QLD 4873.
LOT 2 ON SP295098

TITLE
WATER RETICULATION LAYOUT PLAN

PROJECT NO.	DRAWING NO.	REVISION
26040100-DA	008-	A



LEGEND

- SITE BOUNDARY
- PROPOSED ASPHALT AREA OF ROADWORKS
- PROPOSED 2.0m WIDE CONCRETE FOOTPATH
- PROPOSED 1.2m WIDE CONCRETE FOOTPATH
- 10m CREEK BUFFER
- PROPOSED MOUNTABLE KERB (SM1)
- PROPOSED SEWER LINE (Ø150 PVC-M PN8) AND STRUCTURE LABEL (STRUCTURE NUMBER ON LINE NUMBER)
- FALL DIRECTION OF LOT
- DIRECTION OF FLOW
- CONCRETE SLEEPER RETAINING WALL 0-1.5m MAX HEIGHT,
- PROPOSED SURFACE CONTOURS (0.50m INTERVALS)
- EXISTING SURFACE CONTOURS (0.50m INTERVALS)
- PROPOSED STORMWATER DRAINAGE
- WATER MAIN, DUCK FOOT HYDRANT,SLUICE VALVE, FIRE HYDRANT, REDUCER & END CAP (DH SV FH RD EC)
- EXISTING SEWER LINE
- EXISTING WATER
- EXISTING STORMWATER

SEWER LAYOUT PLAN

SCALE 1:500

REV	DESCRIPTION	BY	APP	DATE
A	ISSUE FOR APPROVAL	GC	KH	23.08.26

SCALE:
1 : 500 5 0 5 10 15 20 25m A1
1 : 1000 A3

DO NOT SCALE FROM THIS DRAWING - IF IN DOUBT ASK

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CLIENT:
COOLOOLA WATERS
HOLDINGS PTY LTD

CONSULTANTS:
Karkel Contracting Pty Ltd ABN 42 270 658 306
PHONE : 0437362417 EMAIL: karkelcontracting@gmail.com
C-VIEW ONSULTING PTY LTD ABN 77461010305

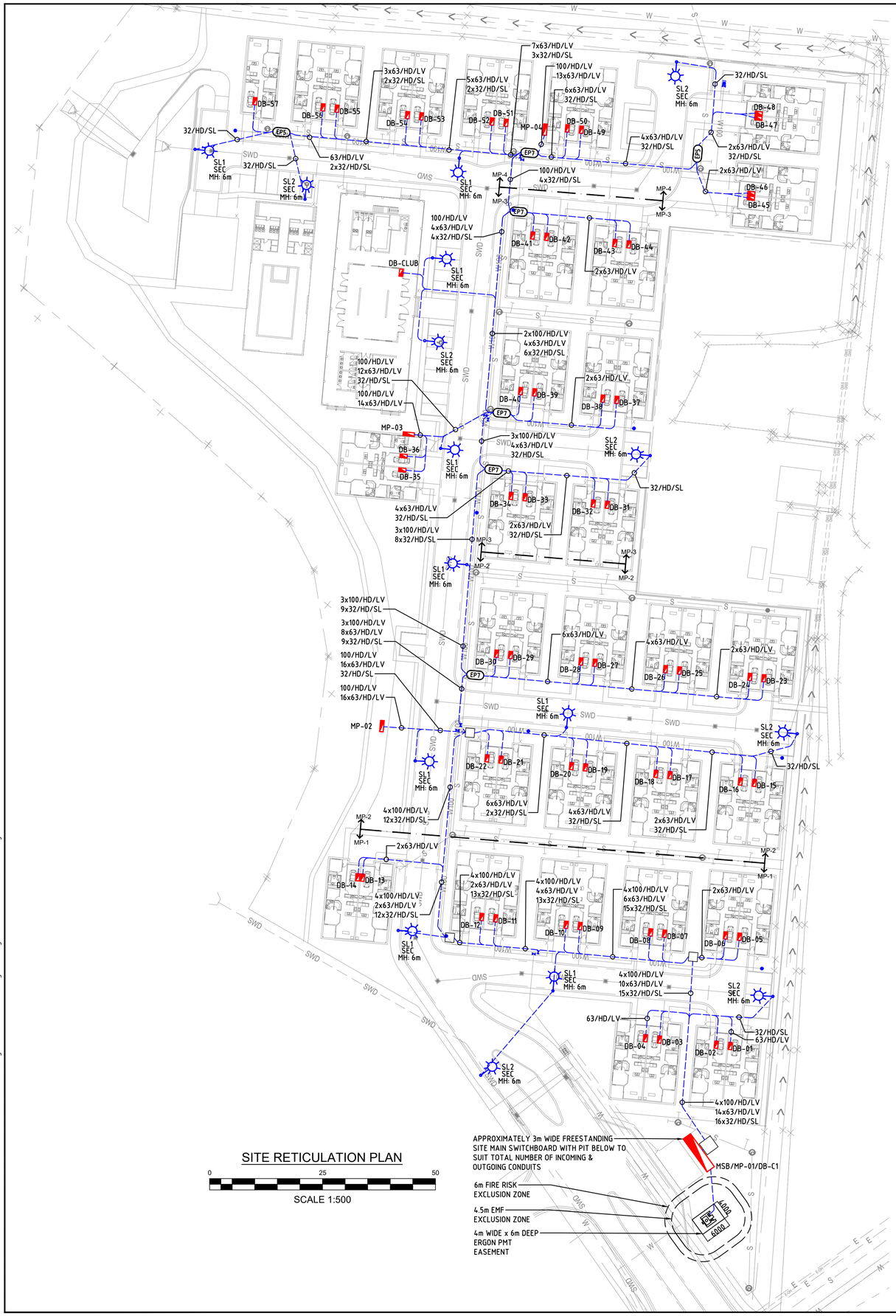
STATUS: ISSUE FOR APPROVAL
CERTIFIED: RPEQ 7619 KEL HOWARD

RPEQ NO.	07619	PROJECT TEAM	
HEIGHT DATUM	AHD	DESIGNER	GC
		REVIEWED	KH
GRID	LOCAL	APPROVER	MC
ORIGINAL SIZE	A1 THESE DRAWINGS ARE TO BE PRINTED IN COLOUR AND BEST VIEWED ON A ELECTRONIC DEVICE		

PROJECT
MULTIPLE DWELLING ACTIVITIES
(RETIREMENT FACILITY)
DEVELOPMENT APPROVAL
47 JOHNSTON ROAD, MOSSMAN GORGE, QLD 4873.
LOT 2 ON SP295098

TITLE
SEWER
LAYOUT PLAN

PROJECT NO.	DRAWING NO.	REVISION
26040100-DA	009-	A



SITE RETICULATION PLAN

0 25 50

SCALE 1:500

TABLE 3.7

MINIMUM SEPARATION OF UNDERGROUND SERVICES

Type of service	Minimum separation to low voltage electrical service identified in accordance with Clause 3.11.4.5 and mechanically protected[1]	Minimum separation to low voltage electrical earthing electrode[1]
	(mm)	(mm)
Water service not greater than DN65[2]	100	500
Water service greater than DN65[2]	300	500
Sanitary drainage	100	500
Stormwater drainage	100	600
Gas	100	500
Telecommunications	100	

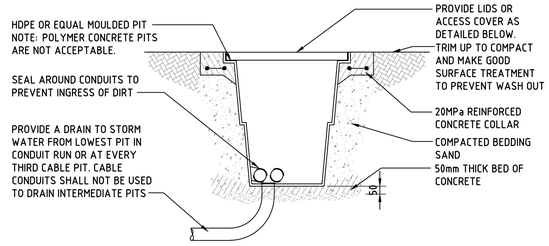
NOTES:

1 Authorities, such as water and gas suppliers and electricity distributors, may require their services to be spaced at a greater distance from underground wirin systems, also see Figure 3.10

2 DN = internal diameter of pipe.

GENERAL NOTE

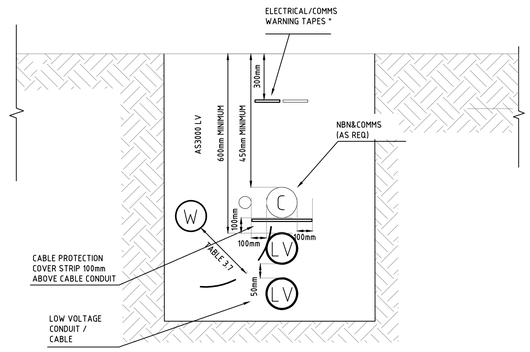
1. REFER TO NBN DRAWING FOR COMMUNICATION CONDUITS & EQUIPMENT RETICULATION.
2. UNIT SWITCHBOARD & NTD LOCATION ARE SHOWN INDICATIVELY. EXACT LOCATION IN THE RESPECTIVE GARAGES TO BE CONFIRMED ON SITE.



LIDS AND ACCESS COVERS NOTES:
REINFORCED CONCRETE LID EMBOSSED ELECT OR COMS IN LANDSCAPED OR LAWN AREAS.
PROVIDE DUCTILE IRON CONCRETE INFILLED ACCESS COVERS IN DRIVEWAYS OR AS NOTED IN PEDESTRIAN CONCRETE PAVED AREAS AND THE LIKE.
VEHICLE DRIVEWAYS- 150kN RATING
PEDESTRIAN PATHWAYS - 80kN RATING
NOTE ! POLYMER CONCRETE LIDS ARE NOT ACCEPTABLE.
PROVIDE PVC CONDUIT BELL MOUTHS ON ALL CONDUIT ENTRIES.
REFER TO MANUFACTURES RECOMMENDATIONS FOR OTHER DUTY INSTALLATION DETAILS.

TYPICAL PRE FABRICATED CABLE PIT INSTALLATION DETAIL TYPE EP5, EP7, CP5, CP7

SCALE 1:20



* WARNING TAPES MIN. 150mm WIDTH FOR EVERY 300mm WIDTH OF TRENCH. DIRECTLY ABOVE CONDUITS
* QUANTITY & SIZE OF SERVICES SHALL BE COORDINATED WITH DRAWING. DETAIL SHOWN FOR SPACING ONLY.

SHARED TRENCHING SPACING REQ. BETWEEN SERVICES GENERAL ARRANGEMENT CROSS SECTION (N.T.S.)

orientation

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issue	amendment	checked	date
P1	PRELIMINARY ISSUE	TI	26/06/26

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proprietor
KARKEL CONTRACTING PTY LTD

project
JOHNSTON ROAD RETIREMENT FACILITY

location
47 JOHNSTON ROAD, MOSSMAN GORGE, QLD 4873

drawing title
ELECTRICAL SERVICES
SITE RETICULATION

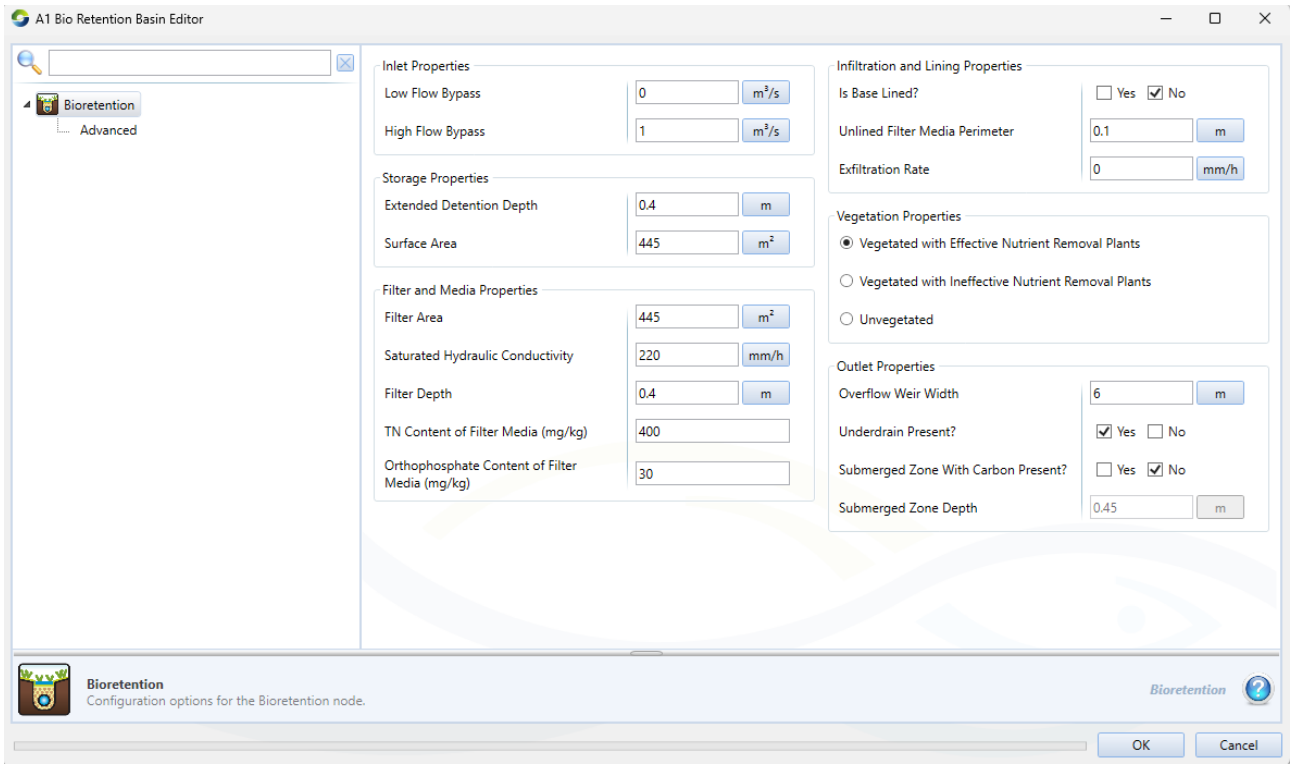
scale	date	design	drawn
1:500 @ A1 SHEET SIZE	JUNE '26	TI	FC

drawing number 26-0273/E003 issue P1

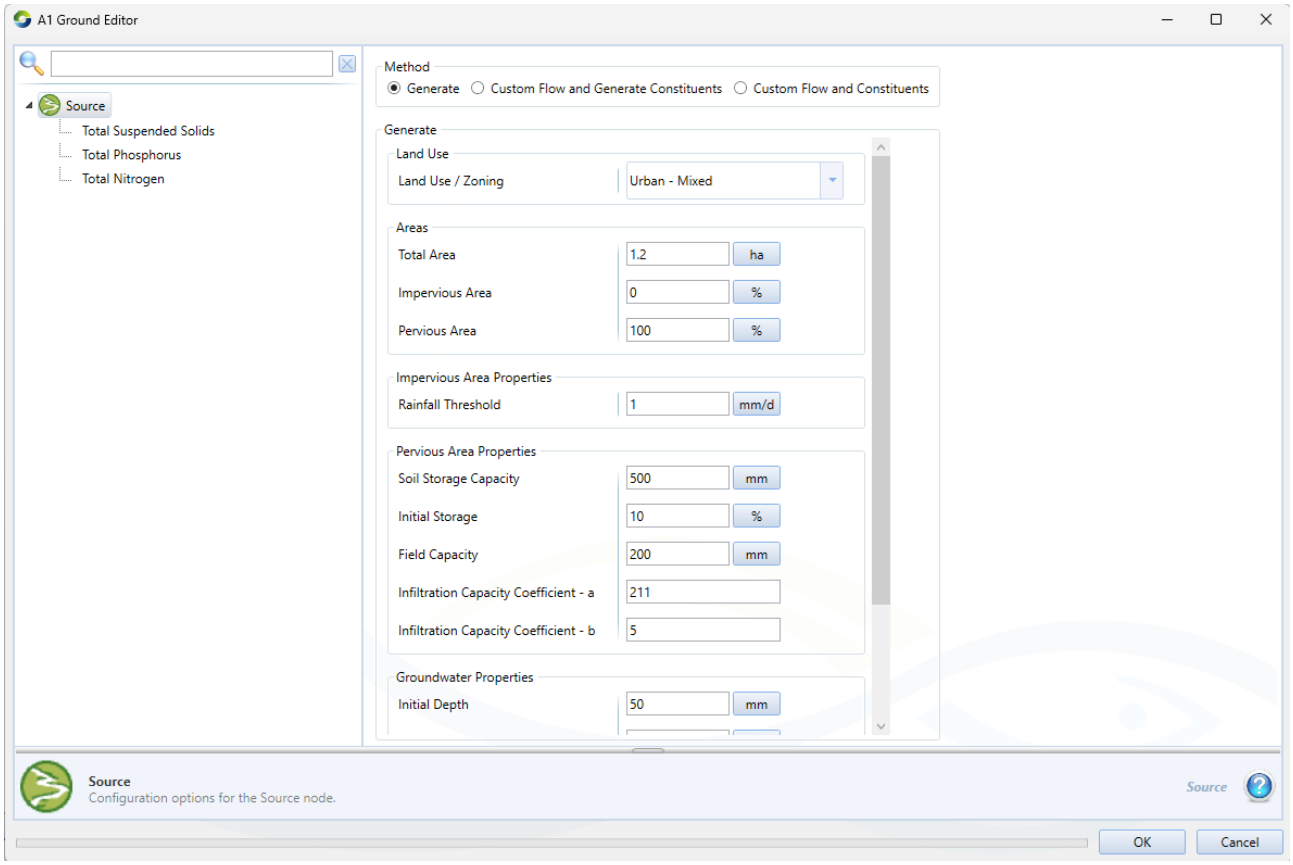
PLOTTED: 26 Jun 2026 F:\2026BS\26-0273 Johnston Road Mossman Gorge\4. Electrical\3 Design Drawings\E003 SITE RETICULATION.dwg

SWDMUSIC MODEL link – downloaded files

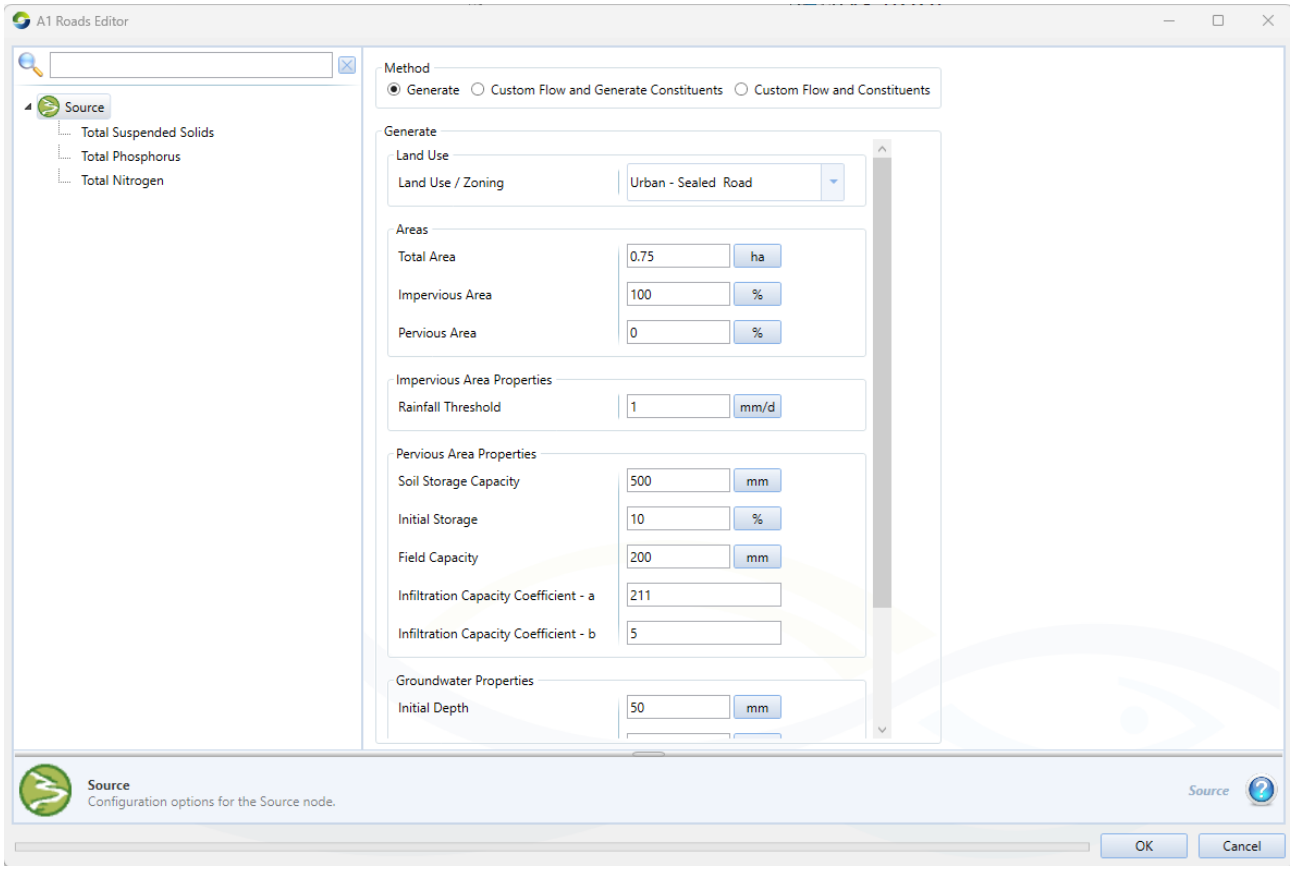
Mos Bio Basin Details



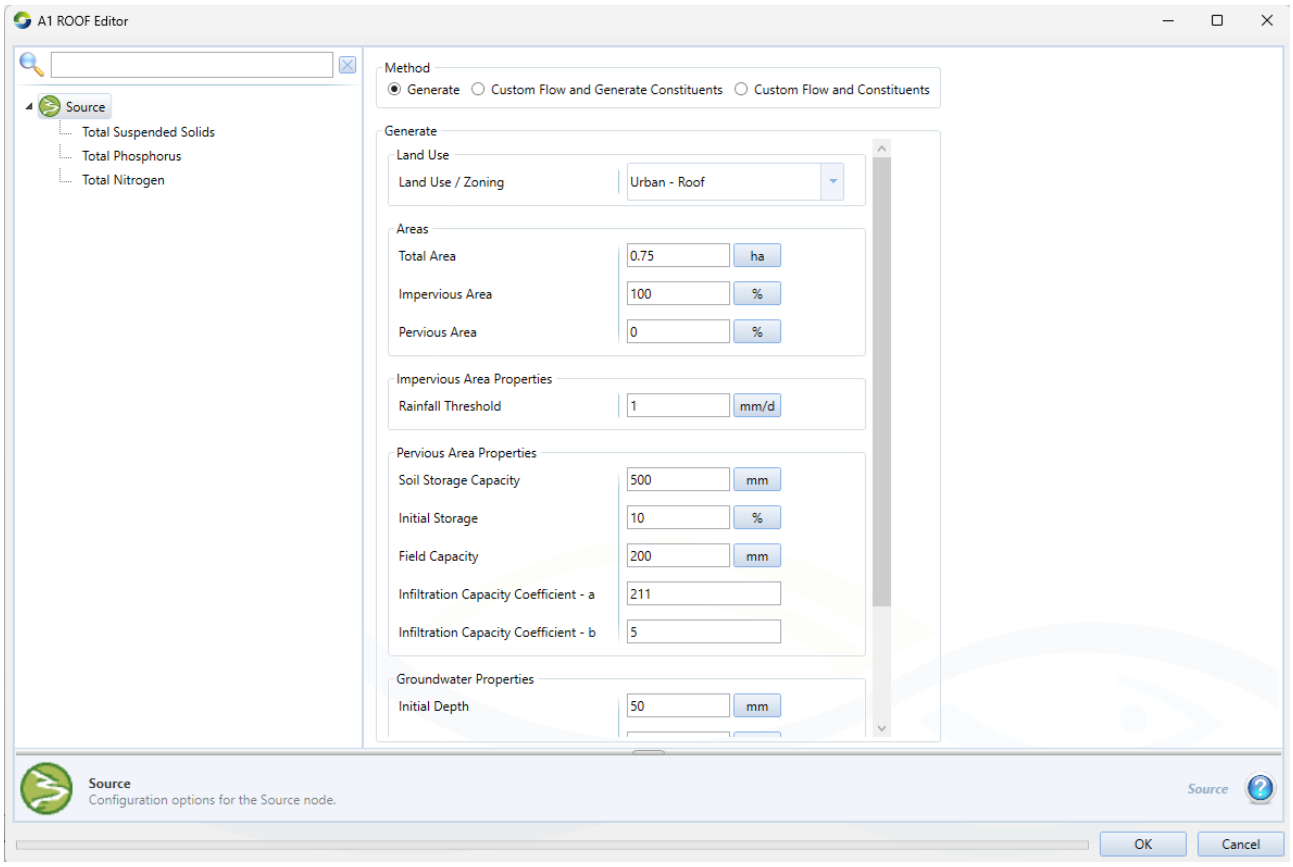
Mos Landscape Catchment



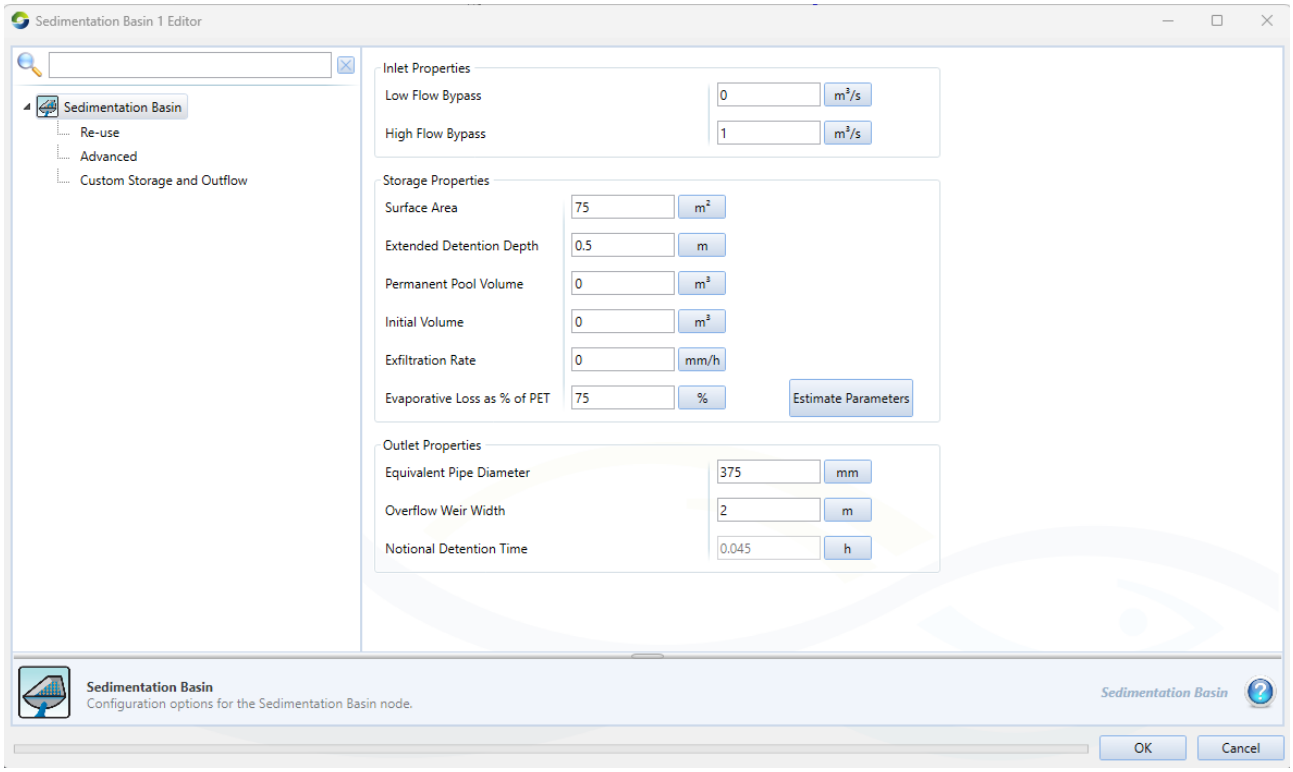
Mos Road Catchment



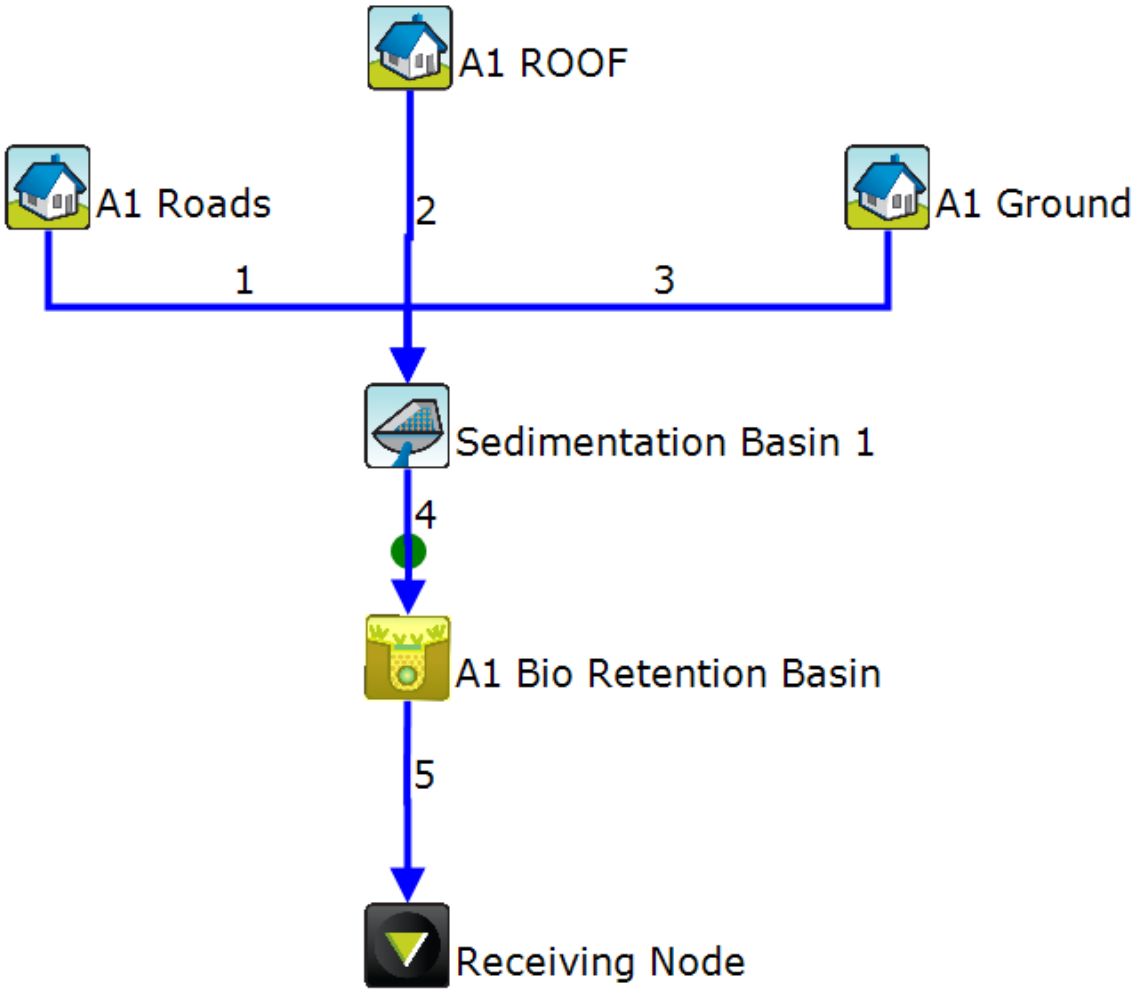
Mos Roof Catchment



Mos Sediment Basin



Mos Treatment Scenario



Mos Treatment Trail Effectiveness

(9) Scenario 1 : Treatment Train Effectiveness : Receiving Node

	Sources	Residual Load	% Reduction
Flow (ML/yr)	69.88	68.59	1.843
Total Suspended Solids (kg/yr)	1.255E+04	1871	85.09
Total Phosphorus (kg/yr)	25.39	5.749	77.36
Total Nitrogen (kg/yr)	153.3	68.09	55.59
Gross Pollutants (kg/yr)	767	0.001486	100